

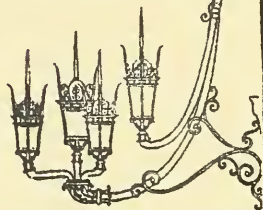
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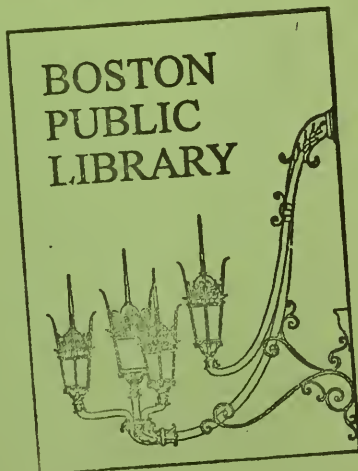


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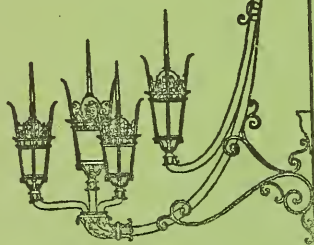
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AMENDMENTS
TO
SOUTH END
URBAN RENEWAL
PLAN

1965 - 1987



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In order by memo. date

1969 - 1987

List of Amendments to the South End Urban Renewal Plan
and dates of the meetings

<u>Document #</u>	<u>Date</u>		
1. 508	9/23/65	31. 2651	11/8/73
2. 1056	5/23/68	32. 2652	11/8/73
3. 1070	5/23/68	33. 2687	1/3/74
4. 1096	6/27/68	34. 2694	1/17/74
5. 1099	6/27/68	35. 2721	2/28/74
6. 1116	7/25/68	36. 2768	5/2/74
7. 1236	12/19/68	37. 2797	5/30/74
8. 1314	3/20/69	38. 2837	7/18/74
9. 1318	3/20/69	39. 2876	7/31/74
10. 1341	4/17/69	40. 2880	7/31/74
11. 1374	6/19/69	41. 2926	10/16/74
12. 1587	4/2/70	42. 2927	10/16/74
13. 1617	5/7/70	43. 2948	11/14/74
14. 1631	6/4/70	44. 2950	11/14/74
15. 1709	8/13/70	45. 2951	11/14/74
16. 1723	9/17/70	46. 3002	1/23/75
17. 1807	12/17/70	47. 3035	2/20/75
18. 1833	1/21/71	48. 3039	2/20/79
19. 1929	5/13/71	49. 3069	4/3/75
20. 1986	9/9/71	50. 3088	5/1/75
21. 2046	12/2/71	51. 3128	6/12/75
22. 2158	4/13/72	52. 3129	6/25/75
23. 2159	4/13/72	53. 3232	10/23/75
24. 2330	10/5/72	54. 3228	10/23/75
25. 2429	2/8/73	55. 3256	12/18/75
26. 2533	6/21/73	56. 3262	1/29/76
27. 2544	6/28/73	57. 3298	4/15/76
28. 2584	8/9/73	58. 3299	4/15/76
29. 2630	10/11/73	59. 3315	5/20/76
30. 2642	10/25/73	60. 3317	5/20/76

61. 3324	6/3/76
62. 3438	3/3/77
63. 3600	3/23/78
64. 3699	11/30/78
65. 4105	8/20/81
66. 4479	7/12/84
67. 4974	11/5/87
68. 2315	9/7/72

MEMORANDUM

112
TABLED: MARCH 6, 1969
RESUBMITTED: MARCH 20, 1969

TO: Boston Redevelopment Authority
FROM: Hale Champion, Director
SUBJECT: SOUTH END URBAN RENEWAL AREA R-56
MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
DISPOSITION PARCEL P-12

noted
3/20/69

SUMMARY: This memo requests authorization to modify the South End Urban Renewal Plan to change the permitted use for Parcel P-12 from "Park" to "Institutional", and this memo supplies additional information requested by the Board.

The Urban Renewal Plan for the South End Urban Renewal Area adopted by the Authority on September 23, 1965, in Section 602 thereof entitled "Land Use and Building Requirements" designates Parcel P-12 for "park" use. Section 1201 of said Plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority.

Attached is a plan showing the location of Parcel P-12, the proposed new location for the Emmanuel Holy Christian Church. The Authority has been requested to authorize modification of the Plan in order to make possible use of this small parcel as a relocation site for the nearby church which, for a number of years, has been an integral part of this Lower Roxbury neighborhood. Designation is being requested at this meeting.

Neighborhood leaders fully support the proposed change in the Urban Renewal Plan, both because they wish to see the church rebuilt as near as possible to its present location and because the proposed park use of this parcel has become far less desirable since the re-alignment of the Inner Belt. Attached is a letter from Mrs. Bessie Barnes of the lower Roxbury Neighborhood Association, the local residents' group, indicating wholehearted support of this proposed Plan change and tentative designation of the Emmanuel Holiness Christian Church.

Development of the church will require modification of the permitted land use for Parcel P-12 from "park" to "institutional". This change in use for Parcel P-12 recreation site is justified on the basis that a comprehensive six-acre recreation area is to be developed within two blocks of Parcel P-12.

It is therefore recommended that the Authority adopt the attached resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by changing the permitted use for Parcel P-12 from "park" to "institutional".

An appropriate Resolution is attached.

Attachments

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN
OF THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the redeveloper or redevelopers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development;

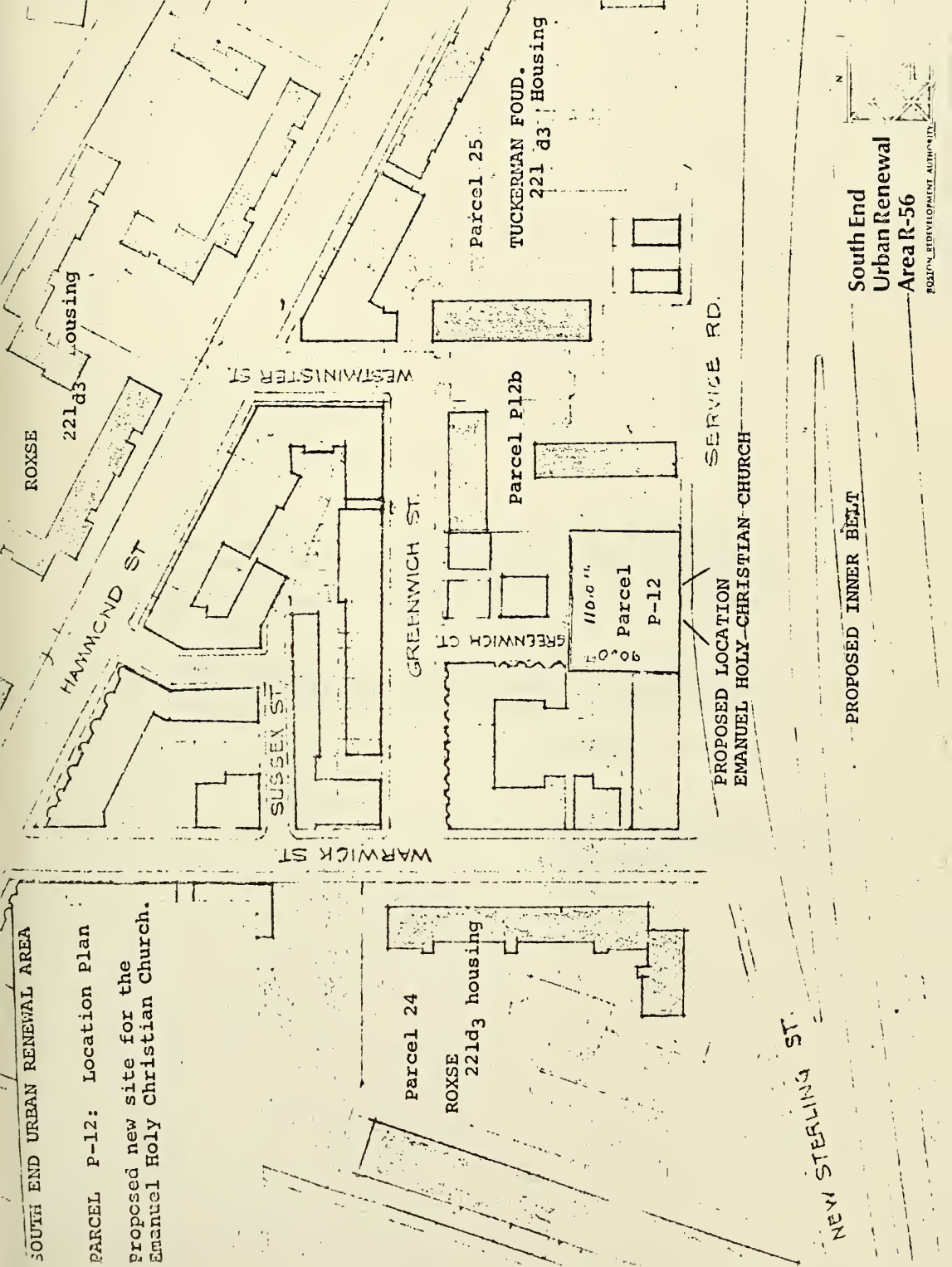
WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "park" as the primary permitted use for Parcel P-12;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602, Table A "Land Use and Building Requirements", Parcel P-12, is hereby modified by the deletion therefrom of "Permitted Land Use".
2. That the permitted use for Parcel P-12 shall be "institutional".
3. That the Setback, Height, Density, Parking and Planning and Design controls for Parcel P-12 are hereby modified by the substitution therefor of "subject to Authority approval".
4. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.
6. This Resolution shall be effective immediately upon the concurrence herein of the U. S. Department of Housing and Urban Development.

SOUTH END URBAN RENEWAL AREA

PARCEL P-12: Location Plan
Proposed new site for the
Emanuel Holy Christian Church.



NEW STERLING ST.

PROPOSED INNER BELT

South End
Urban Renewal
Area R-56

POSITION, DEVELOPMENT AUTHORITY

March 18, 1969

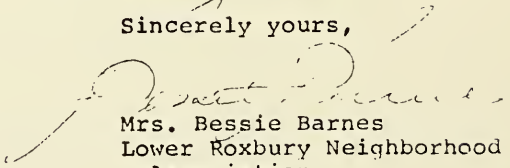
Mr. Walter Smart
Project Director
South End Site Office
72 Warren Avenue
Boston, Massachusetts 02116

Dear Mr. Smart:

The members of the Lower Roxbury Neighborhood Association have discussed the possibility of changing the designation of Parcel P12 from park to institutional in order to provide an opportunity for Bishop Payne to locate his church.

While the Association was opposed to the use of the area as a park, we are very much in agreement that the area should be used as a church for Bishop Payne.

Sincerely yours,



Mrs. Bessie Barnes
Lower Roxbury Neighborhood
Association

MEMORANDUM

April 2, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: MINOR MODIFICATION OF URBAN RENEWAL AREA
DISPOSITION PARCEL RC-8
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

*into the
Cipriani 2 1970*

On July 11, 1968, the Authority designated Urban Housing Associates - A as Developer of Disposition Parcel RC-8, located at 980 Tremont Street, South End Urban Renewal Area. The South End Urban Renewal Plan, approved by the Authority on September 23, 1965, designates Parcel RC-8 for "Residential" reuse, with commercial usage of the ground floors.

In order that Parcel RC-8 be most effectively utilized, it is necessary to modify the Urban Renewal Plan by changing the permitted reuse of Parcel RC-8 from ground floor "commercial" to "residential". Section 1201 of the said Plan provides that it may be modified at any time by the Boston Redevelopment Authority.

Since the desired modification will enable the development of a 4 three bedroom Infill dwelling units, it is recommended that the Authority adopt the attached Resolution modifying the South End Urban Renewal Plan to permit residential reuse for the ground floor.

An appropriate Resolution is attached.

Attachment

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled "Modifications" provides that the Urban Renewal Plan maybe modified at any time by the Boston Redevelopment Authority provided that, if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modifications must be consented to by the redeveloper or redevelopers of such part and their successors or assigns; provided further that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development; and

WHEREAS, Section 602, of Chapter 6, Table A, of the said Urban Renewal plan entitled "Land Use and Building Requirements," designates upper floors as residential and ground floor as commercial as the primary permitted use for Parcel RC-8; and

WHEREAS, subsequent to the adoption of said Plan, the developer desires to use Parcel RC-8 wholly as residential;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602, Table A, "Land Use and Building Requirements" is hereby modified by the deletion of commercial and/or office use on the ground floor.
2. That Section 602, Table A "Land Use and Building Requirements" is hereby modified by the addition of a residential use for the ground floor of Parcel RC-8.
3. That this proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.
5. This Resolution shall be effective immediately upon the concurrence therein of the Department of Housing and Urban Development.

MEMORANDUM

MAY 7, 1970

voted
5/7/70

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: JOHN D. WARNER, DIRECTOR

SUBJECT: MINOR MODIFICATIONS OF URBAN RENEWAL PLAN
DISPOSITION PARCEL 34
SOUTH END URBAN RENEWAL AREA NO. MASS. R-56

Summary: This memorandum requests that the Authority adopt several minor modifications of the South End Urban Renewal Plan with regard to Disposition Parcel 34 in the South End Urban Renewal Area.

The Redeveloper for Parcel 34, the Grant AME Church, is anticipating a construction start on 170 units of low-moderate income housing this summer. In order to facilitate this development, it is necessary to effect certain modifications of the South End Urban Renewal Plan.

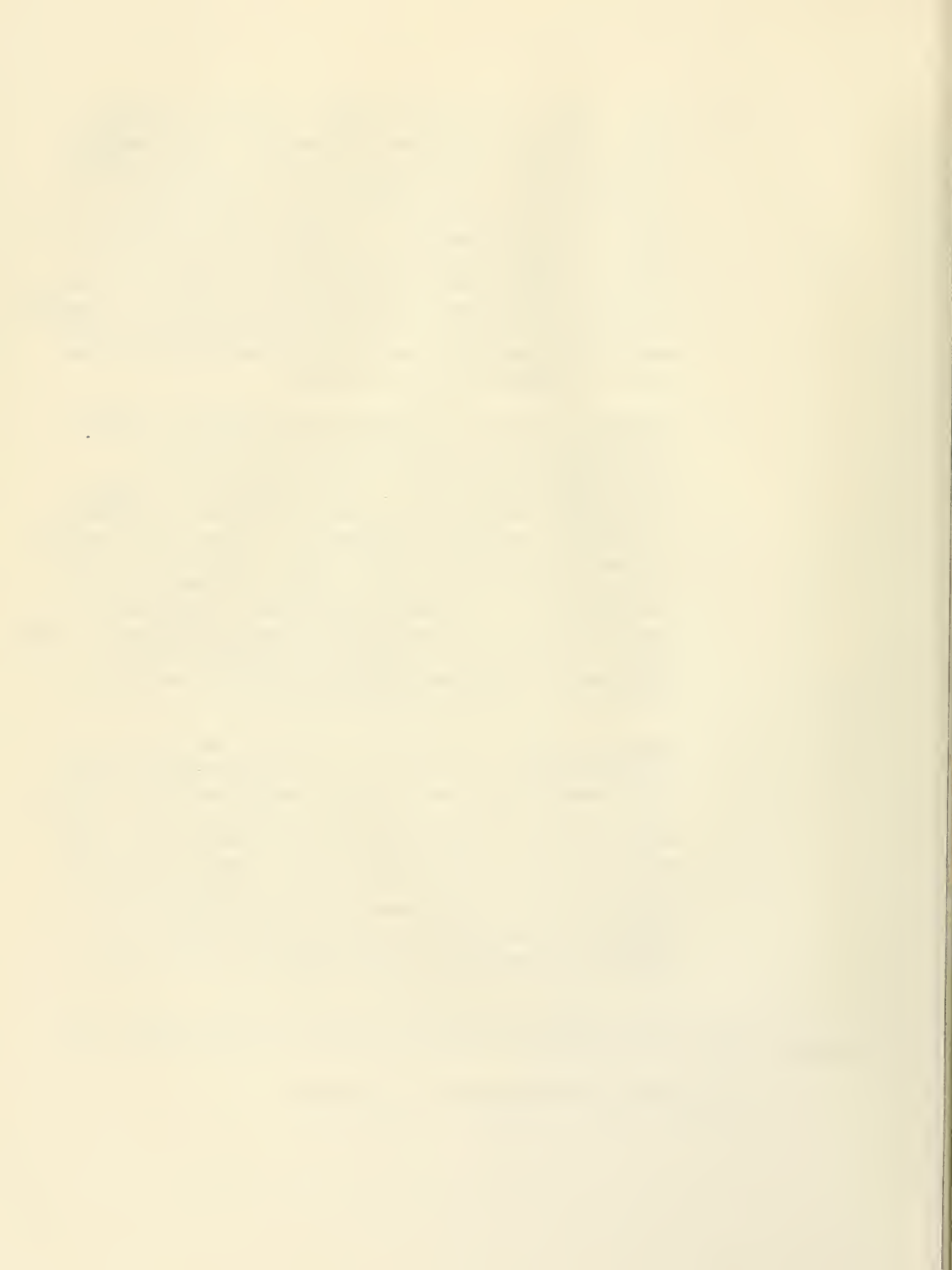
In the opinion of the General Counsel, the proposed modifications enumerated below are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by Vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

1. Zoning: Map 4 of the Urban Renewal Plan, entitled "Zone District Changes" authorizes a change of zone for this parcel from M-1 to H-2. In order to relieve the Redeveloper of certain dimensional requirements, it is desired to classify this area as an Urban Renewal Subdistrict, or "U-Zone". I therefore recommend that the Authority modify Map 4 of the Urban Renewal Plan to provide that the Zone District Change for Parcel 34 shall be from M-1 to H-2U. An appropriate memorandum requesting authorization to petition the Zoning Commission for this change will be submitted to the Authority at a later date.

2. Use: Table A of Section 602 of the Urban Renewal Plan, entitled "Land Use and Building Requirements" designates the permitted Land Use for Parcel 34 as "Residential". It is desirable to change the permitted land use for this parcel to "Residential - Upper Floors, Commercial - Ground Floor". The Federal Housing Administration has encouraged the inclusion of ground floor commercial space in order to insure the economic feasibility of this development. I therefore recommend that Section 602, Table A be modified to permit a land use of "Residential-Upper Floors, Commercial-Ground Floor".
3. Setbacks: Table A of Section 602 provides minimum setbacks for Parcel 34, in feet, as follows: "Abutting Property: 20; East Lenox Street: 40; Washington Street: 20". It is desirable to modify the minimum setback requirements, in feet, to the following: "Abutting Property" 15; East Lenox Street: 20; Washington Street: 15". This reduction in the setback requirements will permit more open space in the interior of the site, and prevent crowding of the buildings. I therefore recommend that Section 602, Table A be modified to provide minimum setback requirements of "Abutting Property: 15; East Lenox Street: 20; Washington Street: 15".
4. Parking Ratio: Section 602, Table A designates one parking space per unit as the minimum parking ratio. It is desirable to modify this requirement to provide a parking ratio of .7 parking spaces per unit. This modification is necessitated by the amount of space available for parking on the site. This lower ratio is acceptable to both the Authority Design Review Staff and the Federal Housing Administration. I therefore recommend that Section 602, Table A be modified to provide a minimum parking ratio of .7 parking spaces per dwelling unit.

All of these proposed modifications are submitted at the request of the Redeveloper.

An appropriate Resolution is attached.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN
OF THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Map 4 of the said Urban Renewal Plan, entitled "Zone District Changes" designates "H-2" as the proposed zoning for Parcel 34; and

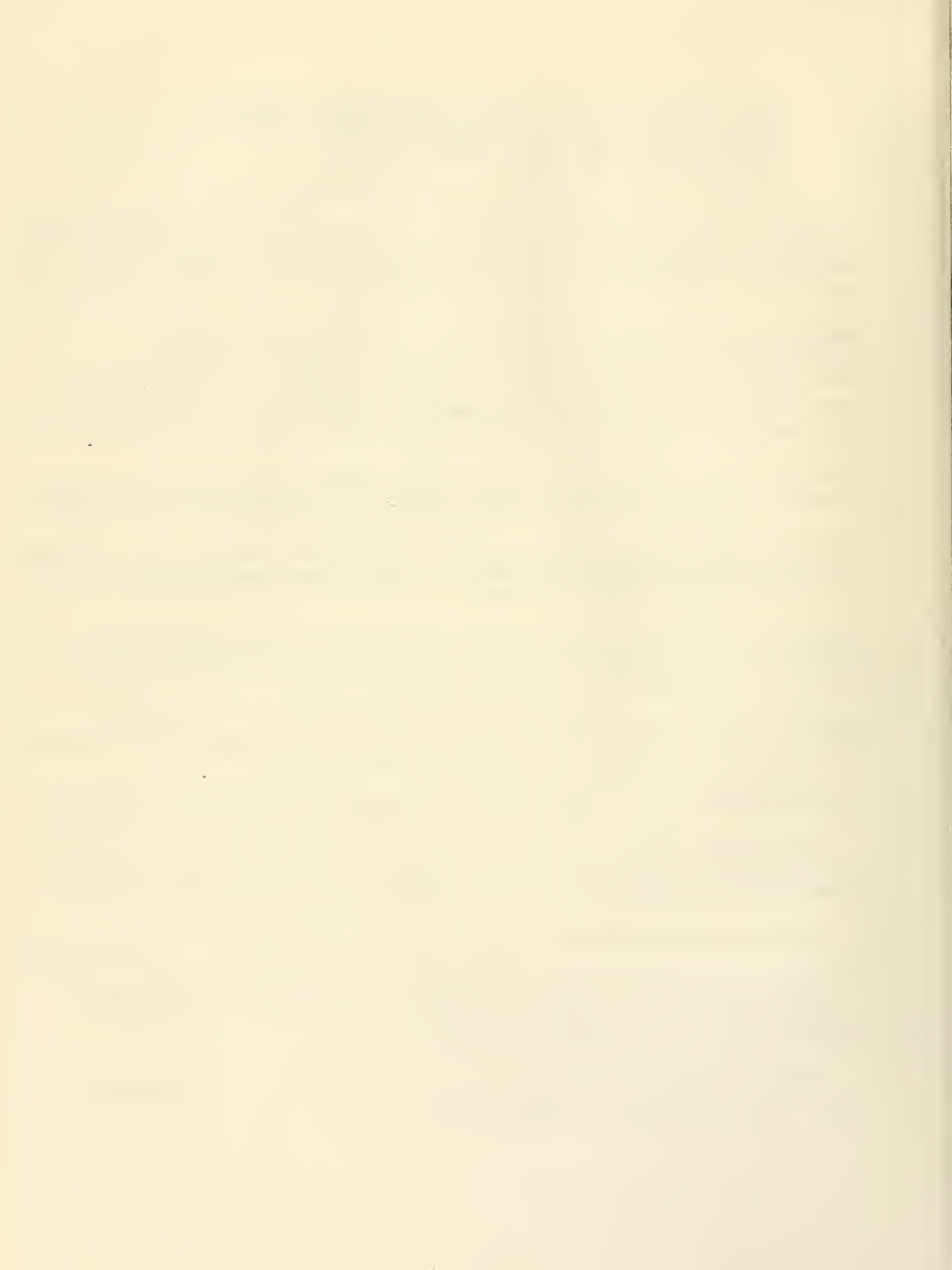
WHEREAS, Section 602, Table A of the said Urban Renewal Plan, entitled "Land Use and Building Requirements" designates "residential" as the permitted use for Parcel 34; and

WHEREAS, said Section 602, Table A, designates the minimum setback requirements for Parcel 34 as "Abutting Property: 20; East Lenox Street: 40; Washington Street: 20"; and

WHEREAS, Section 602, Table A of the said Urban Renewal Plan designates the minimum parking ratio for Parcel 34 as "1/d.u.";

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Map 4, "Zone District Changes" is hereby modified by deletion therefrom of the indicated Zoning Change "M-1 to H-2" for the area encompassed by Parcel 34.
2. That the Zone District Change for Parcel 34 shall be "M-1 to H-2U".
3. That Section 602, Table A, "Land Use and Building Requirements" is hereby modified by deletion therefrom of Permitted Land Use, Minimum Setback, and Minimum Parking Ratio.
4. That the Permitted Land Use for Parcel 34 shall be "Residential-Upper Floors, Commercial-Ground Floor".

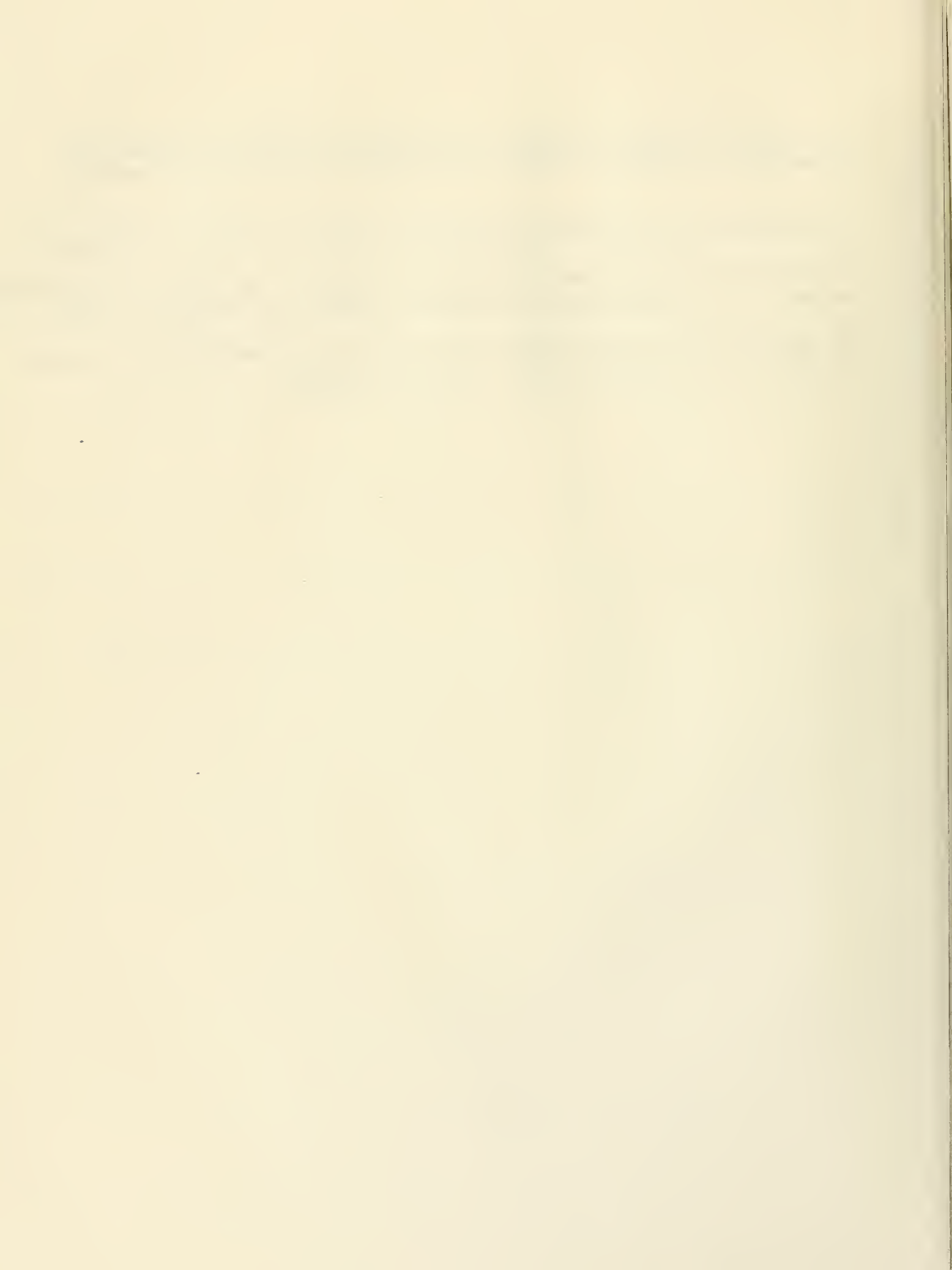


5. That the Minimum Setback in, in feet, for Parcel 34 shall be "Abutting Property: 15; East Lenox Street: 20; Washington Street: 15".

6. That the Minimum Parking Ratio for Parcel 34 shall be ".7/d.u.".

7. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.

8. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.



MEMORANDUM

7H

June 4, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: JOHN D. WARNER, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
PARCEL 17
MINOR AMENDMENT TO PLAN TO PROVIDE FOR CHANGE IN USE

The South End Urban Renewal Plan presently provides for residential use on the upper floors with ground floor commercial use on South End Parcel 17.

On April 10, 1969, the United South End Settlements (USES) was tentatively designated as the Redeveloper of Parcel 17. USES's proposal provides for the construction and operation of a community facility to meet the needs of the residents in the Lower Roxbury section of the South End.

Accordingly, I recommend that the South End Urban Renewal Plan be amended, pursuant to Section 1201 of the Plan, to allow for offices and recreational use in the entire structure.

An appropriate resolution is attached.



RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
APPROVING AMENDMENT TO SOUTH END URBAN RENEWAL PLAN
MASS. R-92

WHEREAS, it is the opinion of the Authority that the use of Disposition Parcel 17 of the South End Urban Renewal Project Area as a community facility is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof, the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by deleting, on page 14 under the heading "Table A: Land Use And Building Requirements" opposite reuse parcel number "17a, b," the words "Residential-upper floors, Commercial-ground floor (1)," and inserting in place thereof the following words:"- Offices, Recreation Building."

1-11-1971
AUG 13 1970

6 G

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: MINOR MODIFICATION OF SOUTH END URBAN RENEWAL PLAN
SOUTH END URBAN RENEWAL AREA
MASS. R-56

SUMMARY: This memo requests that the South End Urban Renewal Plan be modified by changing certain Land Use and Building Requirements of Section 602 of the Plan.

Section 1201 of the South End Urban Renewal Plan provides that modifications of the Plan may be made by the Authority when such modifications are found to be, in the reasonable opinion of the Authority, minor and not substantial or material alterations of the Plan.

Section 602 of the South End Urban Renewal Plan entitled "Land Use and Building Requirements" provides that Parcel 16 is to be used for residential purposes, Parcel 15 is to be used for off-street parking, and Parcel PB4 is to be used for an Elementary, intermediate school, recreation building and playground.

In February of 1970 a meeting of South End and Lower Roxbury Area residents was held, at which time it was voted unanimously to request that the site of the proposed school be changed from Parcel PB-4 to Parcel 16. The major reason for this request was the strong feeling of the community that the existing housing complexes known as the Saranac building and New Castle Court should be retained rather than destroyed, as would be required were the school to be constructed on PB-4.

A study of the feasibility of rehabilitation of the building on PB-4 has been conducted and it has been determined that 216 units would be retained or added through rehabilitation.

In addition, a new Parcel No. 58 on Northampton Street would add 20 units of new construction, for a total of 236 units. This compares with a total of 225 units proposed for Parcel 16, resulting in an increase of 11 units.

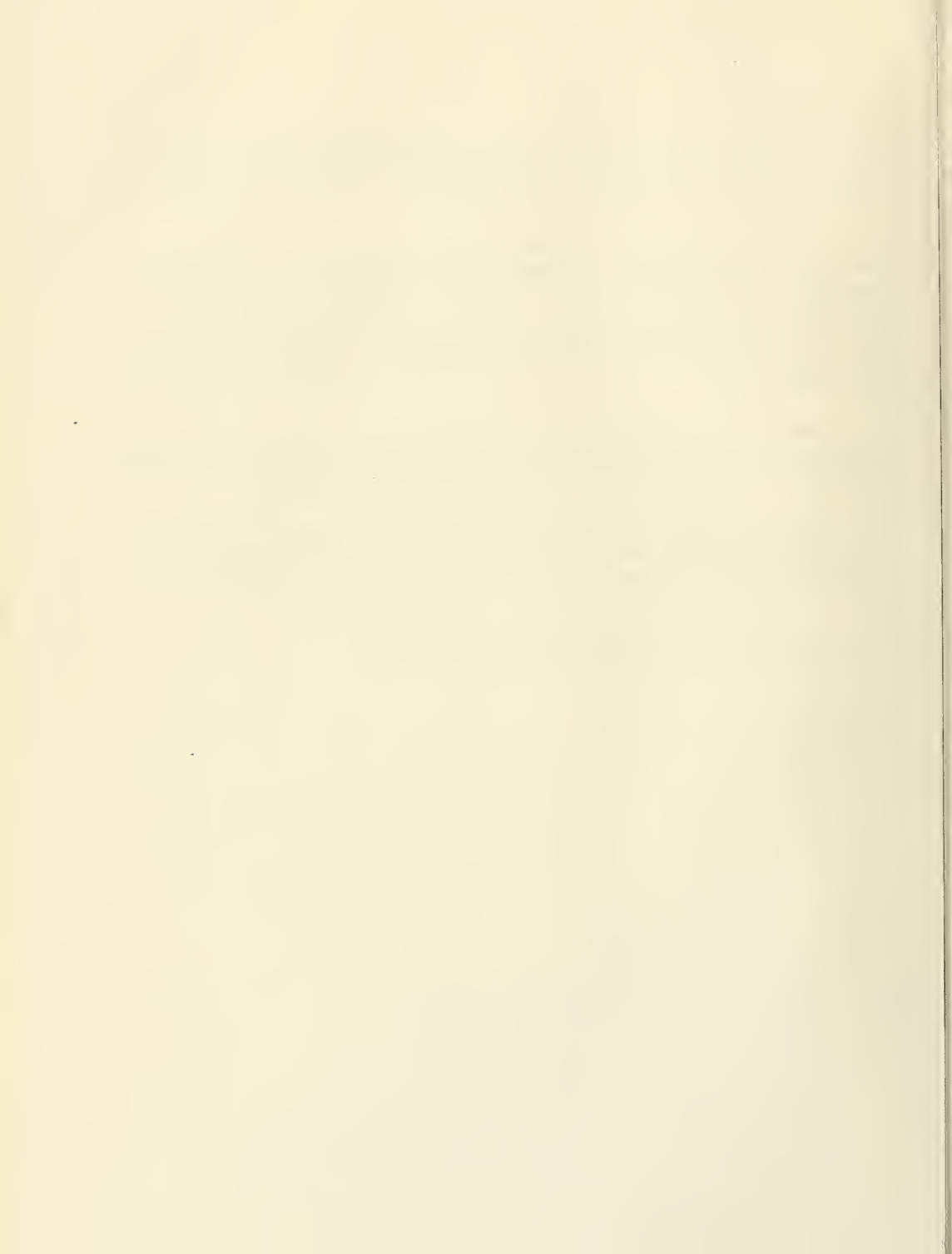
Another objection to the present land use by residents was that the William E. Carter Playground would no longer be available for general public use, but would be used as a playground for the school. Under the proposed modification of the Urban Renewal Plan, there is sufficient space on Parcel 16 for a play area and the William E. Carter Playground is retained for public use.

The Public Facilities Department is in favor of the proposed modification of the Plan and is proposing to construct the new school in conformity with the proposed modification.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by changing the use of Parcels PB-4, 15 and 16, and by adding Parcels 57, 59, P-22 and 58.

An appropriate Resolution is attached.

Attachment



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1203 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the Redeveloper or Redevelopers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Community Affairs; and

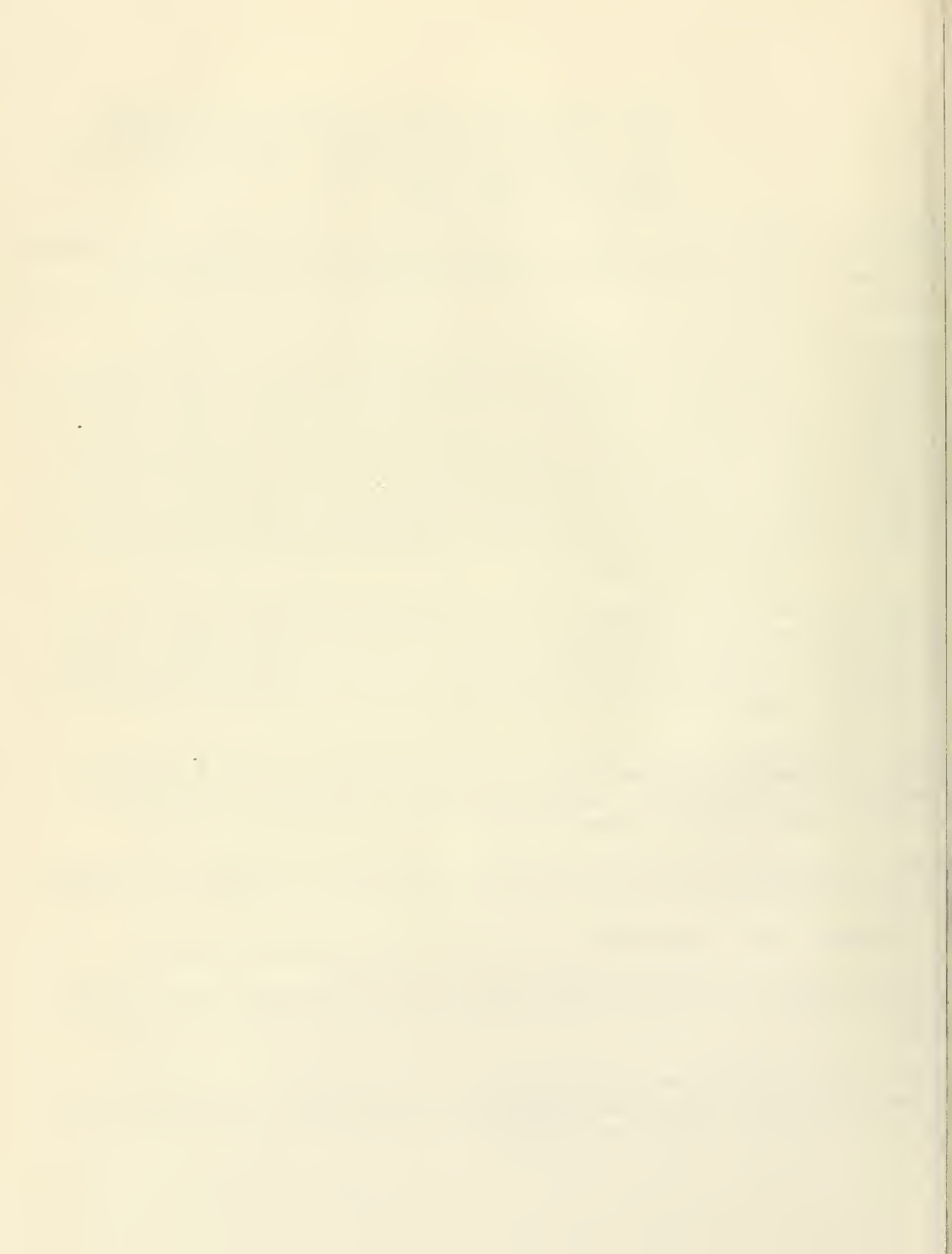
WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "elementary school, intermediate school, recreation building and playground" as the primary use for Parcel PB-4. The primary use for Parcel 16 was designated as "Residential upper floors, Commercial ground floor"; and

WHEREAS, the community has requested that the boundary of Parcel PB-4 be altered to allow for the development of Housing Parcels, and that Parcel 16 be designated as suitable for elementary school, intermediate school, recreation building and playground; and

WHEREAS, the Public Facilities Department of the City of Boston is agreeable to such modification;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

- That Section 602, Table A of the South End Urban Renewal plan entitled "Land Use and Building Requirements" is hereby modified in the following manner:
- That the Permitted Use for Parcel 16 shall be "Elementary School, Intermediate School, Recreation Building and Playground", said modification to be set forth in the plan as follows:



<u>Parcel</u>	<u>Permitted Use</u>	<u>Minimum Setback</u>	<u>Height Min/Max</u>
16	Elementary School Intermediate School Recreation Building and Playground	AA	AA
Max. Net <u>Density</u>	Minimum Parking <u>Ratio</u>	Planning & Design <u>Requirement</u>	
NA	Z	B, D, GG	

. That the permitted use of Parcel PB-4 is to remain as it appears in the Plan, but that the controls of said parcel are to be modified in the Plan as set forth as follows:

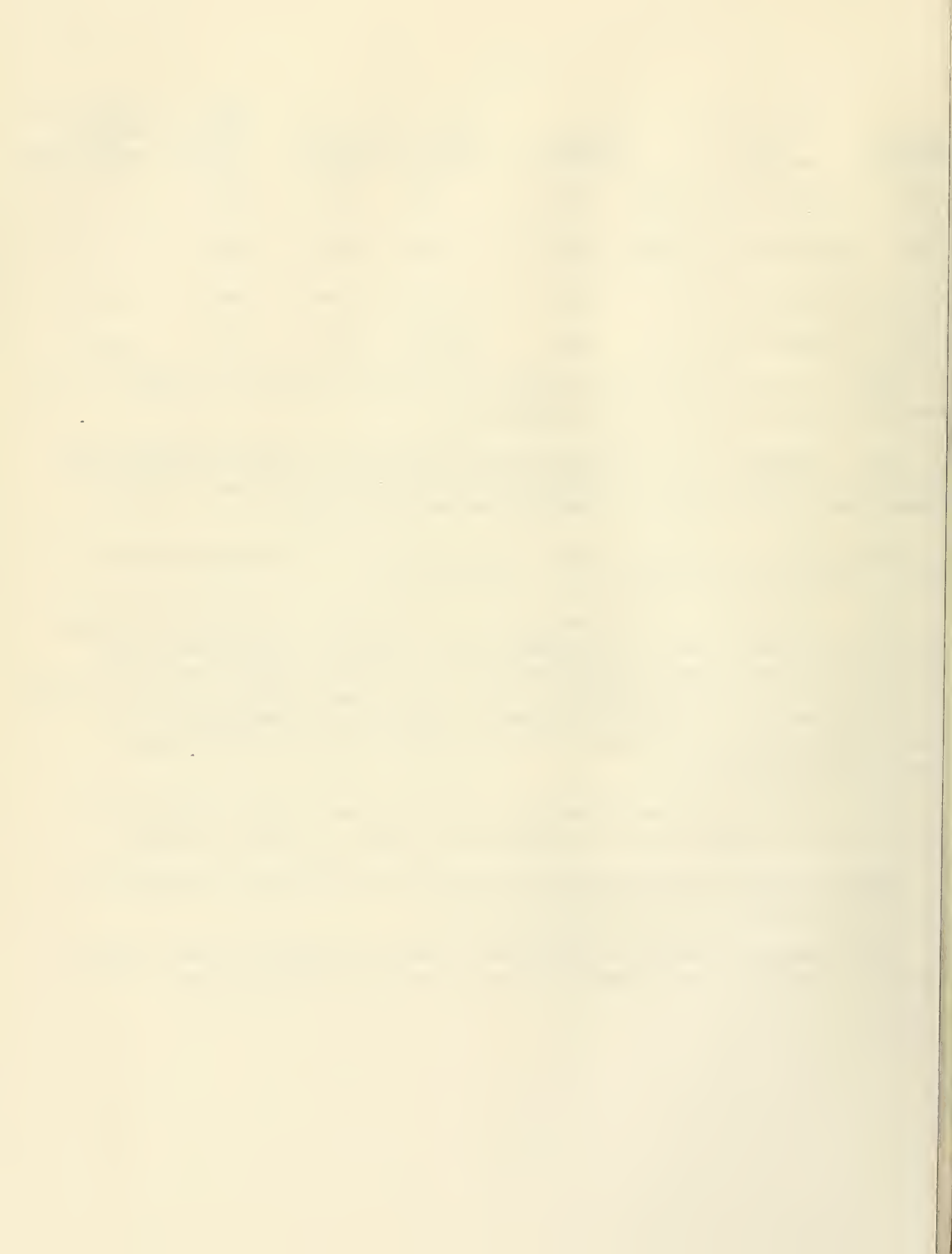
<u>Parcel</u>	<u>Permitted Uses</u>	<u>Minimum Setback</u>	<u>Height Min/Max</u>
PB-4	Elementary School Intermediate School, Recreation Building and Playground	AA	AA
Max. Net <u>Density</u>	Minimum Parking <u>Ratio</u>	Planning & Design <u>Requirement</u>	
NA	Z	BD GG	

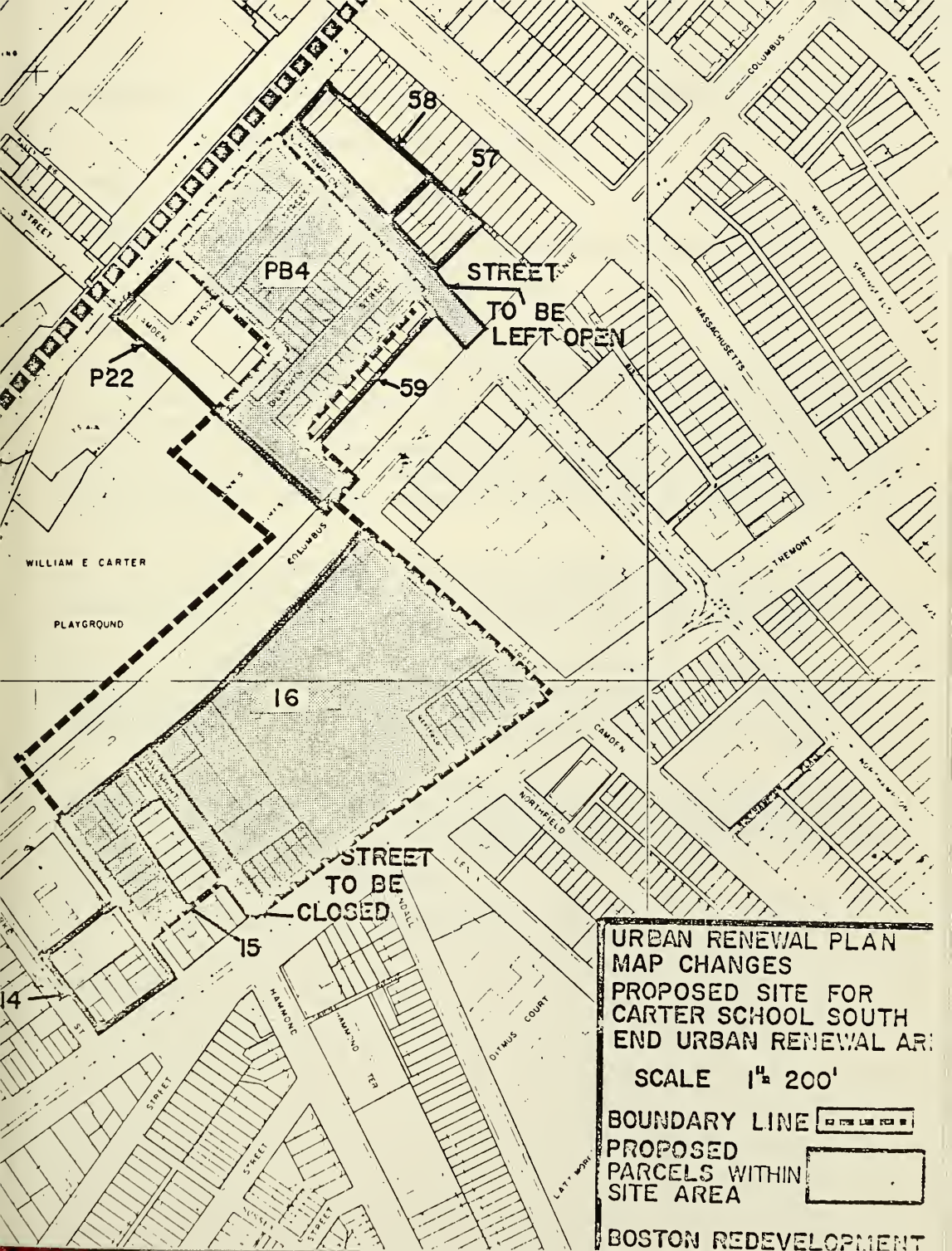
4 That the following Parcels be added to Section 602, Table A, of the South End Urban Renewal Area within the former boundary of PB-4; said modifications to be set forth as follows:



<u>Parcel</u>	<u>Permitted Use</u>	<u>Min. Setback</u>	<u>Height Min/Max</u>	<u>Max.Net Density</u>	<u>Min. Pkg. Ratio</u>	<u>Planning & Design Requirement</u>
57	Off-Street Parking	NA	NA	NA	NA	B
59	Off-Street Parking	NA	NA	NA	NA	B
P-22	Playground	NA	NA	NA	NA	N, GG
58	Residential	AA	24, AA	40	Z	A,B,C

5. That the permitted use for Parcel 15 shall be modified by adding to the Permitted Land Uses the word "Playground".
6. That pursuant to the aforementioned Resolutions the South End Urban Renewal Plan Maps numbers 2 and 3, Proposed Land Use and Reuse Parcels respectively, are altered to conform to said resolves.
7. That said map changes include alterations of the boundary and uses of PB-4; creation of parcels 57, 59, P-22 and 58.
8. That pursuant to the aforementioned Resolutions the South End Urban Renewal Plan Map number 5, Proposed Rights of Way, is modified in the following manner:- Northampton Street is to remain a Public Way and Davenport Street between Columbus Avenue and Tremont Street is to be closed and to become part of Parcels 15 and 16 subsequent to acquisition of remaining abutting properties on said Davenport Street by the Public Facilities Department.
9. That this proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
10. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.
11. This Resolution shall be effective immediately upon the concurrence herein of the U. S. Department of Housing and Urban Development.

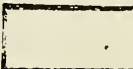




URBAN RENEWAL PLAN
MAP CHANGES
PROPOSED SITE FOR
CARTER SCHOOL SOUTH
END URBAN RENEWAL AREA

SCALE 1" = 200'

BOUNDARY LINE 

PROPOSED
PARCELS WITHIN
SITE AREA 

BOSTON REDEVELOPMENT

MEMORANDUM

SEPTEMBER 17, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: MINOR MODIFICATION OF URBAN RENEWAL PLAN
PARCELS 42 AND X-43-2
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

On May 7, 1970, the Authority approved the Final Working Drawings and Specifications for Improvements to be built on Parcel 42, containing 26,921 square feet, and Parcel X-43-2, containing 4,920 square feet, both located on Albany Street in the South End Urban Renewal Area. The Redeveloper, Northeastern Electric Company, presently located in the South Cove Urban Renewal Area is soon to be displaced by urban renewal activities in the South Cove Urban Renewal Area.

Since that designation, the Redeveloper has obtained the necessary financing for the construction of the Improvements and is now ready to begin construction within the next few weeks.

Implementation of the Authority approved Final Working Drawings and Specifications requires minor changes in reuse and minimum setback requirements. These proposed changes will not substantially alter or change the approved Urban Renewal Plan.

In order to permit construction in accordance with the Authority's approved Plans and Specifications, it is recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan by amending Section 602, Table A "Land Use and Building Requirements".

An appropriate Resolution is attached.

Attachment



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority, provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the redeveloper or developers of such part or their successors and assigns; provide further, that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development; and

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "commercial" as primary permitted use for reuse Parcel X-43-2; and

WHEREAS, Parcel X-43-2 is desired for use as an employee parking area; and

WHEREAS, the present setback requirements for reuse parcels 42 and X-43-2 are unrealistic for the said parcels which are irregular in shape and depth;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY

1. a. That Section 602, Table A "Land Use and Building Requirement Reuse Parcel X-43-2 is hereby modified by the deletion therefrom of the reuse designation "commercial"; and
- b. That the permitted use for Reuse Parcel X-43-2 shall be "parking"; and

2. That Section 602, Table A "Land Use and Building Requirements", Reuse Parcels 42 and X-43-2 are hereby modified by the deletion therefrom of minimum setback requirements; and
3. That minimum setback requirements for Reuse Parcels 42 and X-43-2 are not applicable; and
4. That the proposed modifications are found to be minor modifications; and
5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.
6. This Resolution shall be effective immediately upon the concurrence therein of the U. S. Department of Housing and Urban Development.

MEMORANDUM

January 21, 1971

TO: Boston Redevelopment Authority

FROM: OFFICE OF THE DIRECTOR

SUBJECT: MINOR MODIFICATION OF URBAN RENEWAL PLAN
DISPOSITION PARCELS 19A, 19B, 19C, PB-6, PB-7
PB-8, PB-11, P-7, P-8, P-16, RE-6 and R-6
SOUTH END URBAN RENEWAL AREA (MASS. R-56)

Summary: This memorandum requests that the Authority adopt several minor modifications of the South End Urban Renewal Plan including zoning classification and permitted land use with regard to Disposition Parcels 19A, 19B, 19C, PB-6, PB-7, PB-8, PB-11, P-7, P-8, P-16, RE-6, R-3b, and R-6. This memorandum also requests permission to petition the Zoning Commission for the Zone Change described herein.

The Emergency Tenants Council (ETC), redeveloper of the above-mentioned parcels, is anticipating a construction start on 71 units of rehabilitation housing for low-moderate-income families this winter. In addition, ETC is now preparing plans for the rehabilitation and new construction of an additional 450-500 units of low-moderate-income housing to be constructed in the near future. In order to facilitate this development, it is necessary to effect certain modifications of the South End Urban Renewal Plan.

United South End Settlements (USES), designated redeveloper of a portion of Parcel R-6, is anticipating a construction start on a multi-facility community service center in the near future. This facility is to be funded by the Department of Housing and Urban Development. In order to facilitate this development, it is necessary to effect certain modifications of the South End Urban Renewal Plan.

In the opinion of the General Counsel, the proposed modifications enumerated below are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by Vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

1. Zoning: Map 4 of the Urban Renewal Plan, entitled "Zone District Changes" authorizes changes in zoning for the above cited development area from H-2 to L-2 and from H-2 to H-3. In order to relieve the redeveloper of certain dimensional requirements, it is desired to classify this area as Urban Renewal Sub-district, or "U-Zone." I therefore recommend that the Authority modify Map 4 of the Urban Renewal Plan to provide that the Zone District Change for Parcels 19A, 19B, 19C, PB-6, PB-7, PB-8, PB-11, P-7 P-8, P-16, RE-6 and R-6 shall be from H-2 to H-3U. I also request authorization to petition the Zoning Commission for this change.

2. Permitted Land Uses: Table A of section 602 of the Urban Renewal Plan, entitled "Land Use and Building Requirements" designates the permitted land use for Parcel R-6 as residential, for Parcel PB-7 as recreation and institutional, and for Parcels P-7 and P-16 as public malls or plaza. It is desirable to change the permitted land uses for these parcels to the following:

Parcel R-6: Residential, Institutional
Parcel PB-7: Recreation, Institutional,
Residential
Parcel PB-8: Institutional, Residential
Parcel P-7: Residential, Parking, Public
Mall or Plaza.
Parcel P-16: Residential, Ground Floor Commercial
Parking, Public Mall or Plaza.

These changes have been requested by the respective redeveloper and are acceptable to both the Authority's Design and Planning staffs. They will allow the construction of a greater number of low- moderate-income dwelling units and a more amenable placement of institutional uses. I therefore recommend that Section 602, Table A be modified to allow residential development on Parcels R-6, PB-7 PB-8, P-7 and P-16.

3. Setbacks: Table A of Section 602 provides no minimum or maximum setback requirements for Parcels P-7 and P-16 as no construction was previously anticipated on these parcels. However the modifications in permitted Land Use for Parcels P-7 and P-16 to permit residential development necessitate the provision of setback requirements. In order to allow design flexibility of these parcels, it is desirable to modify setback requirements for these parcels to be subject to the approval of the Authority's Design staff. I therefore recommend that Section 602, Table A be modified to provide that minimum and maximum setbacks for Parcels P-7 and P-16 be subject to Authority approval.

4. Height: Table A of Section 602 provides maximum height restrictions for Parcel 19C at 120 feet, and for Parcel PB-7 at 40 feet. In order to allow construction of the proposed "Turnkey" highrise on this site, it is desirable to have maximum height restrictions for these parcels subject to the approval of the Boston Redevelopment Authority. I therefore recommend that Section 602, Table A be modified to provide that maximum height restrictions for Parcels 19C and PB-7 be subject to Authority approval.

5. Maximum Net Density: Table A, Section 602 provides no maximum net density requirements for Parcels PB-7, PB-8, P-7 and P-16 as no residential development was previously anticipated on these parcels. However, the modification in permitted land use for these parcels allowing residential development necessitates the provision of maximum net density controls on the number of dwelling units to be constructed per acre. In order to allow design flexibility, it is desirable to include maximum net density requirements for Parcels PB-7, PB-8, P-7 and P-16 subject to the approval of the Authority. I therefore recommend that Section 602, Table A be modified to provide that maximum net density for Parcels PB-7, PB-8, P-7 and P-16 be subject to Authority approval.

6. Minimum Parking Ratio: Table A, Section 602 provides no minimum requirements for Parcels P-7 and P-16 as no construction was previously anticipated on these parcels. However, the modifications of permitted land use for these parcels allowing residential development necessitates the provision of minimum parking ratios. I therefore recommend that the minimum parking ratio for Parcels P-7 and P-16 be subject to the provisions of the Boston Zoning Code.

All of these proposed modifications are submitted at the request of the Redeveloper.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Map 4 of the said Urban Renewal Plan, entitled "Zone District Changes" designates L-2 as the proposed zoning for a portion of Parcel 19C and H-3 as the proposed zoning for the remainder of Parcel 19C and Parcels 19A, 19B, PB-6, PB-7, PB-8, PB-11, P-7, P-8, P-16, RE-6 and R-6; and

WHEREAS, Section 602, Table A of said Urban Renewal Plan, entitled: "Land Use and Building Requirements" designates "residential" as the permitted use for Parcel R-6, "recreation and institutional" as the permitted uses for Parcel PB-7, "institutional" as the permitted use for Parcel PB-8 and "public mall or plaza" as the permitted uses for Parcels P-7 and P-16; and

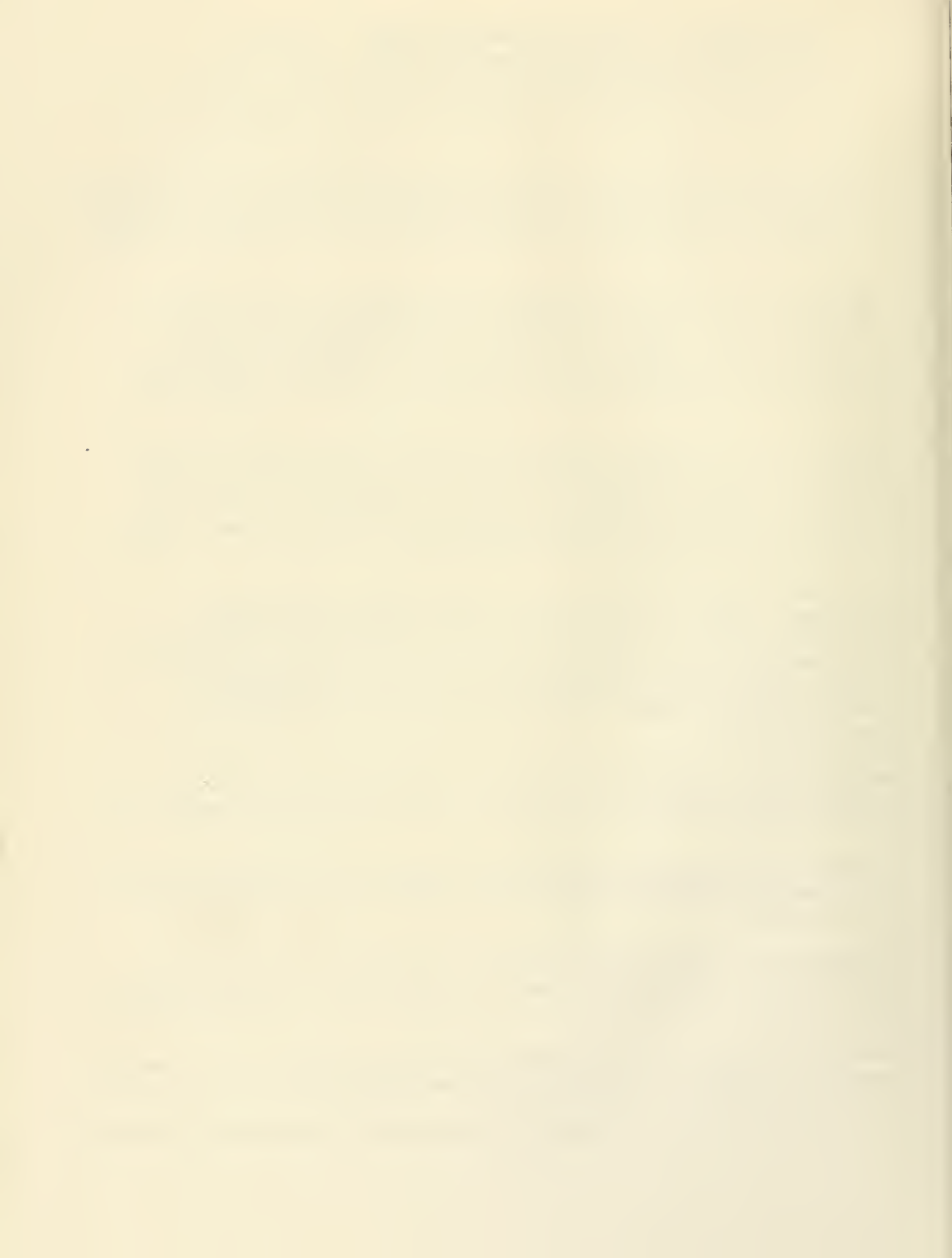
WHEREAS, said Section 602, Table A, designates the minimum setback requirements for Parcels P-7 and P-16 as "not applicable"; and

WHEREAS, said Section 602, Table A, designates the maximum height requirements for Parcel 19C as 120 feet and for Parcel PB-7 as 40 feet; and

WHEREAS, said Section 602, Table A, designates the minimum net density for Parcels PB-7, PB-8, P-7 and P-16 as "not applicable"; and

WHEREAS, said Section 6, or Table A, designates the minimum parking ratio for Parcels P-7 and P-16 as "not applicable";

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY



1. That Map 4, "Zone District Changes" is hereby modified by deletion therefrom of the indicated Zoning Change H-2 to L-2 and H-2 to H-3 for the area encompassed by Parcels 19A, 19B, 19C, PB-6, PB-7, PB-8, PB-11, P-7, P-8, P-16, RE-6 and R-6.
2. That the Zone District Change for Parcels 19A, 19B, 19C, PB-6, PB-7, PB-8, PB-11, P-7, P-8, P-16, RE-6 and R-6 shall be from "H-2 to H-3U."
3. That Section 602, Table A, "Land Use and Building Requirements" is hereby modified by addition thereto of Permitted Land Use, minimum setback, and minimum parking ratio.
4. That the Permitted Land Use for Parcel R-6 shall be "residential and institutional"; for Parcel PB-7 shall be "recreation, institutional and residential"; for Parcel PB-8 shall be "residential and Institutional"; for Parcel P-7 shall be "residential, parking, public mall or plaza"; for Parcel P-16 shall be "residential, ground floor commercial parking, public mall or plaza."
5. That the minimum setback for parcels P-7 and P-16 shall be "subject to Authority approval."
6. That the maximum height for Parcels 19C and PB-7 shall be "subject to Authority approval."
7. That the maximum net density for Parcels PB-7, PB-8, P-7 and P-16 shall be "subject to Authority approval."
8. That the minimum parking ratio for Parcels P-7 and P-16 shall be "subject to the Boston Zoning Code."
9. That the Boston Redevelopment Authority hereby approves the sub-district and land use modifications and directs the Director to transmit the same to the Zoning Commission of the City of Boston for its consideration, and the Director be and hereby is authorized and directed in the name and behalf of the Authority to petition the Zoning Commission to establish that area encompassed and as shown on the attached map to be established as an H-3U District.
10. That the proposed modifications are bound to be minor modifications which do not substantially or materially alter or change the Plan.
11. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.

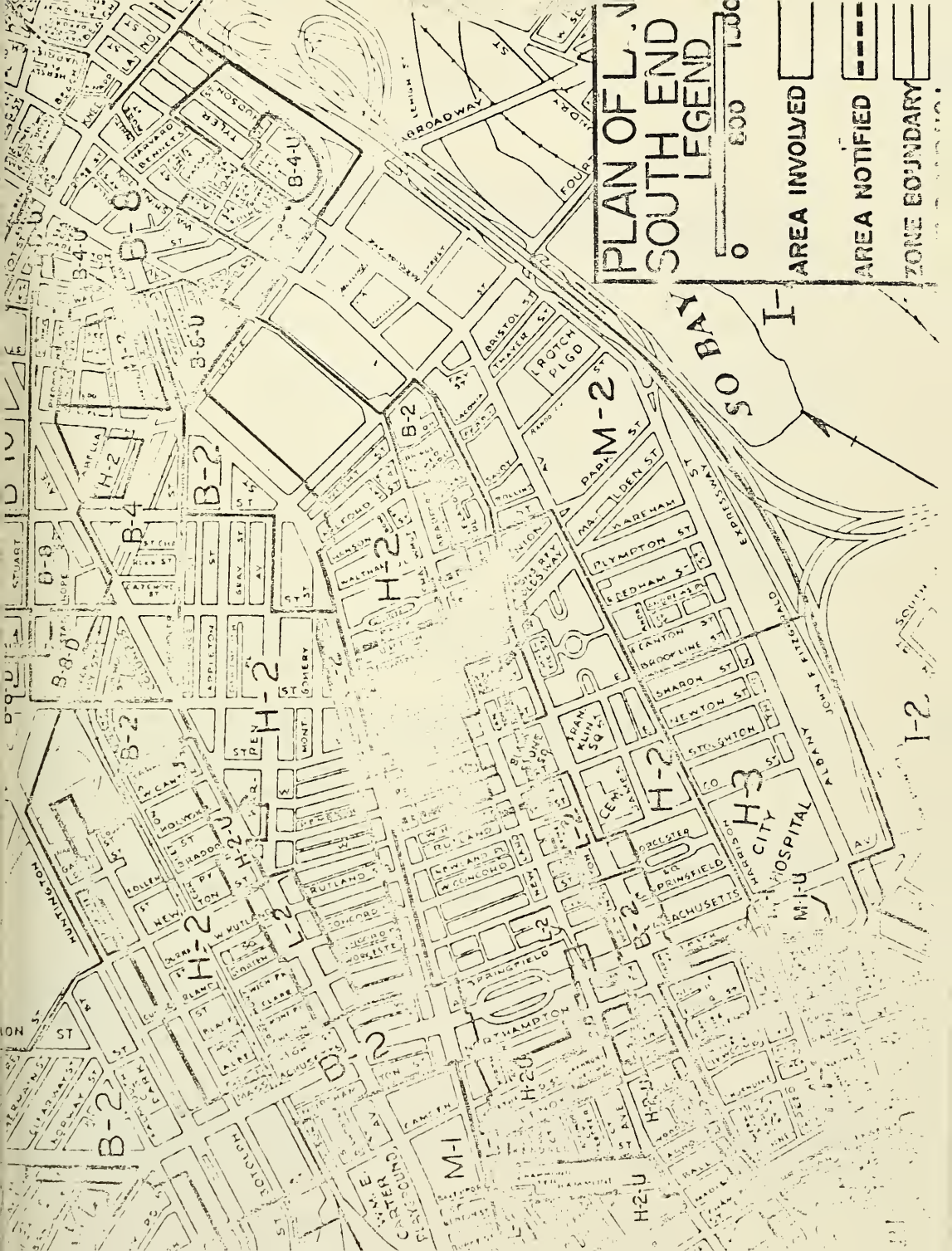
PLAN OF L.N. SOUTH END LEGEND

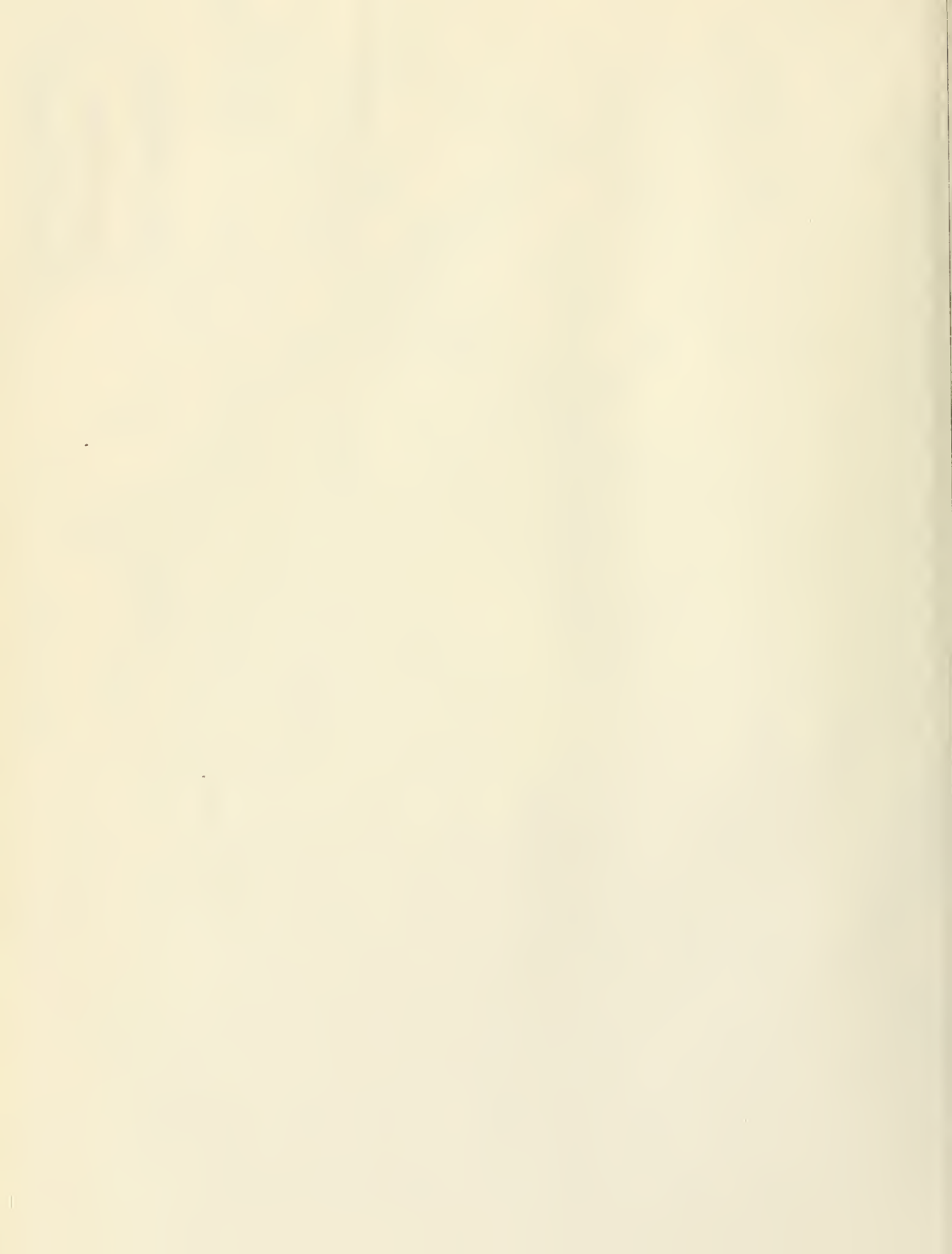
0 500 1000

AREA INVOLVED

AREA NOTIFIED

ZONE BOUNDARY





MEMORANDUM

MAY 13, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY

6 F

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA (MASS. R-56)
MINOR MODIFICATION OF URBAN RENEWAL PLAN
SECTION 403 OPTION PROPERTIES LOCATED AT 99,101,103,105
WEST SPRINGFIELD STREET; 499, 501,505,507 SHAWMUT AVENUE;
34, 36, 38 WORCESTER STREET
REDEVELOPMENT PARCELS PB13 a, b, and c

SUMMARY: This memorandum requests that the Authority adopt several minor modifications of the South End Urban Renewal Plan including the deletion of certain Section 403 option properties and Parcels PB13 a, b, and c from the acquisition plan.

Section 403 of the South End Urban Renewal Plan authorizes the acquisition by the Public Facilities Department of options for future purchase from owners of the following properties:

99, 101, 103, 105 West Springfield Street
499, 501, 503 505, 507 Shawmut Avenue
34, 36, 38 Worcester Street

The purpose of these options were to insure the availability of land for the future expansion of the Hurley School Site. Similarly, the properties located at 40 Worcester Street, 32 Worcester Street and 97 West Springfield Street (Disposition Parcels PB 13a, b, and c respectively) were to be acquired for the same purpose.

However, the Department of Public Facilities has recently informed the Authority that expansion of the school site as originally planned is no longer advisable and has released their interest in the aforementioned properties.

It is therefore advisable to delete acquisition from the South End Urban Renewal Plan of the aforementioned properties listed under Section 403, and those three properties which make up Disposition Parcels PB 13a, b, and c so that they may be rehabilitated and returned to the housing stock.

In the opinion of the General Counsel, the proposed modifications are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by Vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
R MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
 SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56

Whereas, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

Whereas, Section 1201 of Chapter 12 of said Plan entitled; "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the plan; and

Whereas, Section 403 of Chapter IV of said Urban Renewal Plan, entitled "Special Conditions" authorized the acquisition of options for future City purchase of the following properties:

99, 101, 103, 105 West Springfield Street
499, 501, 503, 505, 507 Shawmut Avenue
34, 36, 38 Worcester Street

Whereas, Map No. 1 of said Urban Renewal Plan, entitled, "Property Map", designates the properties located at 40 and 32 Worcester Street, and 97 West Springfield Street to be acquired for public facilities; and

Whereas, Map No. 3 of said Urban Renewal Plan, entitled "Reuse Parcels", designates the properties located at 40 and 32 Worcester Street, and 97 West Springfield Street as Reuse Parcels PBL3 a, b, and c respectively; and

Whereas Section 602, Table A of said Urban Renewal Plan, entitled "Land Use and Building Requirements", designates Parcels PBL3 a, b, and c for "institutional" reuse;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 403, Chapter IV, "Special Conditions," is hereby modified by deletion therefrom of the following properties:

99, 101, 103, 105 West Springfield Street
499, 501, 503, 505, 507 Shawmut Avenue
34, 36, 38 Worcester Street

2. That Map No. 1, "Property Map", is hereby modified by deletion therefrom of the following properties for acquisition for public facilities:

40, 32 Worcester Street
97 West Springfield Street

3. That Map No. 3, "Reuse Parcels", is hereby modified by deletion therefrom of the designation of Reuse Parcels PBL3 a, b, and c.

4. That Section 602, Table A, "Land Use and Building Requirements", is hereby modified by deletion therefrom of Parcels PBL3 a, b, and c.

7 B

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
DISPOSITION PARCEL 31
SOUTH END URBAN RENEWAL AREA, MASS. R-56

SUMMARY: This memorandum requests the Authority to modify the South End Urban Renewal Plan by subdividing Parcel 31 to form an additional Parcel 31A

The Urban Renewal Plan for the South End Urban Renewal Area designates, in Section 602 thereof, Parcel 31 as light industrial and/or commercial. Section 1201 of said Plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority.

Parcel 31, as currently composed, does not allow for the expansion of the Red Fez restaurant, located at 1222 Washington Street, nor for the provision of off-street service access and employee and patron parking. Dr. Thomas Bethoney, the owner of the restaurant, has submitted a request for designation as redeveloper of that portion of Parcel 31 which is located immediately to the side and rear of his building. In order to accommodate the addition, give access for service deliveries, and employee and patron parking, it is recommended that the Authority adopt the attached Resolution subdividing Parcel 31, creating a new Parcel 31A. Parcel 31A would contain approximately 11,800 square feet and Parcel 31 would contain about 123,800 sq. ft. No developer has been designated for Parcel 31 as of this date.

In a separate memorandum submitted at this meeting, the Authority is being requested to designate Mr. Thomas Bethoney, the owner of the adjoining Red Fez Restaurant, as redeveloper of this new Parcel 31A.

In the opinion of the General Counsel, the proposed modification cited above is minor and does not substantially or materially alter or change the Plan. This modification may therefore be effected by Vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN
SOUTH END URBAN RENEWAL AREA - PROJECT MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority, provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the redeveloper or developers of such part or their successors and assigns; provided further, that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development; and

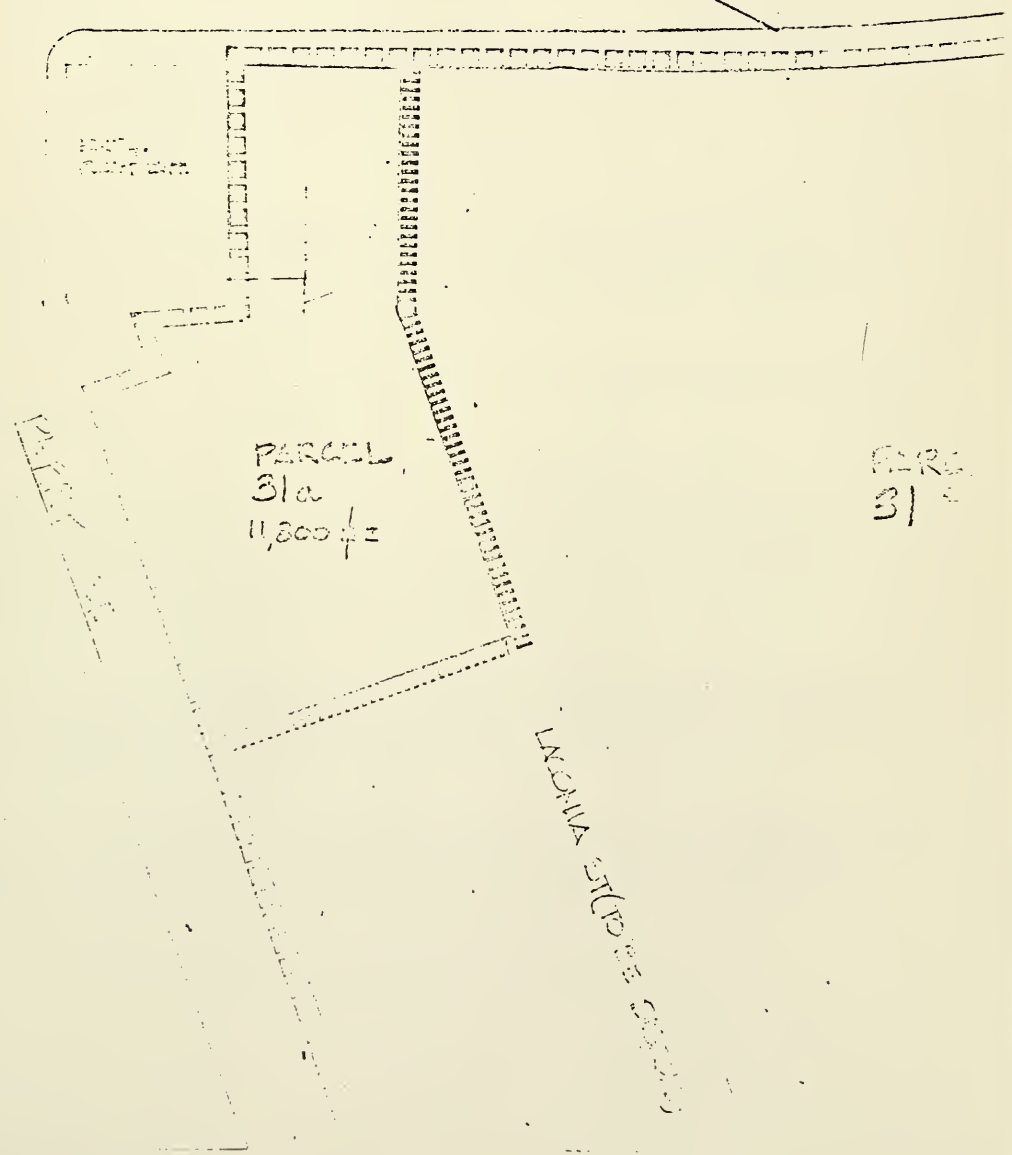
WHEREAS, the creation of a new parcel 31A is necessary to provide the abutting commercial activity with additional facilities, proper access for service deliveries, and employee and patron parking.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 620, Table A, "Land Use and Building Requirements" is hereby modified by the deletion therefrom of that portion of Parcel 31 located at the southwesterly corner of said parcel; and
2. That Section 602, Table A "Land Use and Building Requirements" is hereby modified by the addition thereto of the new reuse Parcel,
3. That Section 602, Table A "Land Use and Building Requirements" Parcel 31A, Setback, Height, Parking and Planning and Design Requirements shall be subject to Authority approval.
4. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.
5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.
6. This Resolution shall be effective immediately upon the concurrence thereof of the U.S. Department of Housing and Urban Development.

WASHINGTON ST.

PROPOSED CURB LINE



PLR
31

DEC 2 1971

TO: BOSTON REDEVELOPMENT AUTHORITY 9 B

FROM: ROBERT T. LEMLEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, (DSS. R-56)
MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
DISPOSITION PARCEL P-2

SUMMARY: This memorandum requests that the Authority adopt a minor modification of the South End Urban Renewal Plan with respect to the configuration of Chandler Street that defines Parcel P-2.

The property constituting Disposition Parcel P-2 in the South End (534 Columbus Avenue) is presently owned by the Authority and is scheduled for use as a small park. Because no federal funds are now available to build this park, Mr. Mark Goldweitz, owner of 312 Columbus Avenue, expressed a desire to use private funds for this purpose.

Accordingly, by separate memorandum, the Authority is requested to allow the property located on Parcel P-2 in the South End to Mr. Mark Goldweitz.

Map Number 5 in the South End Urban Renewal Plan indicates that the configuration of Chandler Street is to be changed slightly so that it meets Columbus Avenue at a right angle. Both the Authority's Design Review Staff and the Traffic Department have approved the plans for Mr. Goldweitz's proposal, which preserves the existing street configurations, thereby saving the city a considerable sum of money.

In the opinion of the General Counsel, the proposed modifications described above are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be affected by Vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

It is therefore recommended that the Authority adopt the attached resolution amending the Urban Renewal Plan for the South End Urban Renewal Area by preserving the existing configuration of Chandler Street at the intersection of Chandler, Columbus and Dartmouth Streets.

An appropriate resolution is attached.

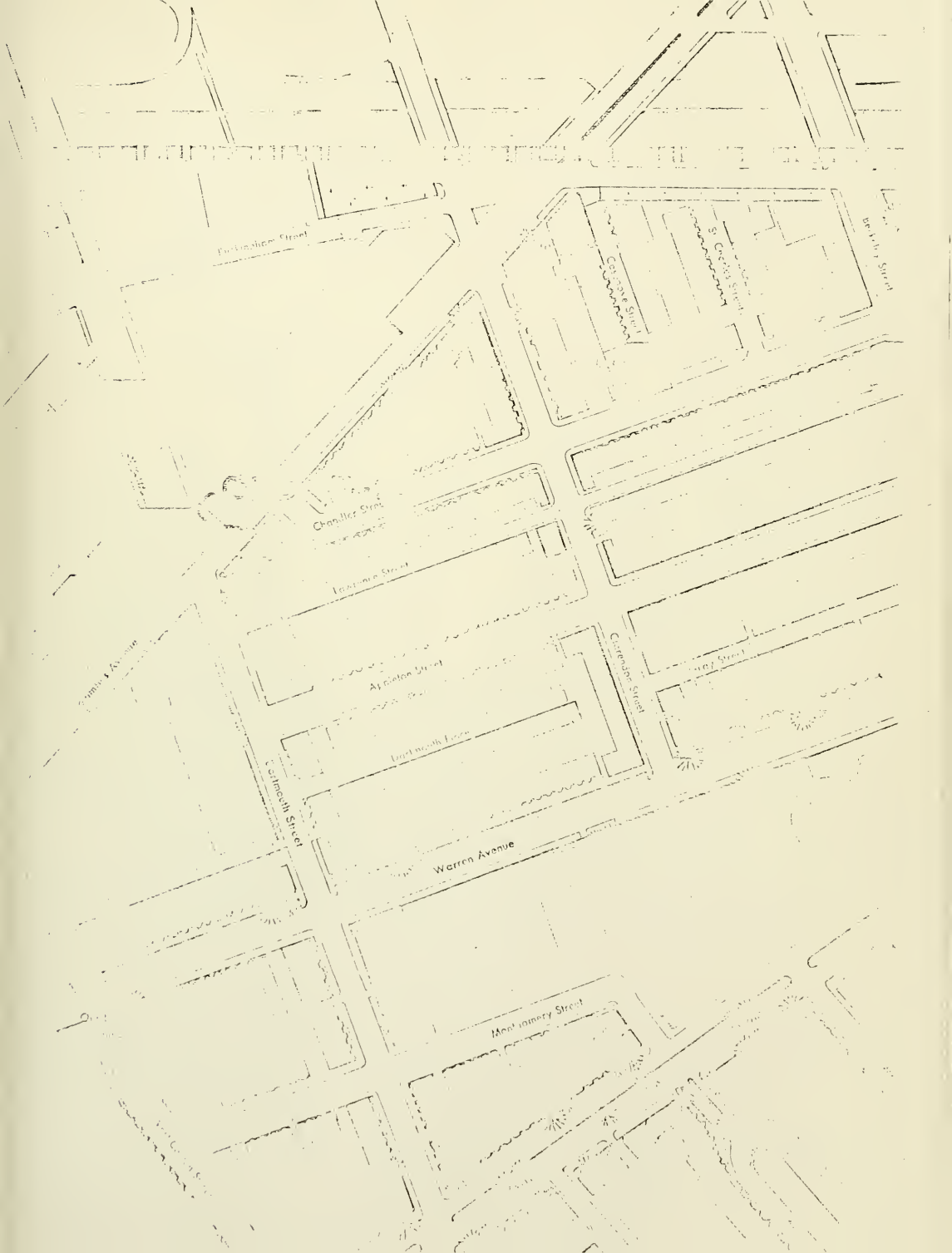
RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
APPROVING AMENDMENT TO SOUTH END URBAN RENEWAL
PLAN, MASS. R-56

MASS, it is the opinion of the Authority that preserving the existing configuration of Chandler Street at the intersection of Chandler, Dartmouth and Columbus in the South End Urban Renewal Project Area is consistent with the objectives of the South End Urban Renewal Plan; and

THUS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of the Plan;

THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 of the South End Urban Renewal Plan, Mass. R-56, and hereby is amended by deleting from page 43, on map number 5 entitled "Right-of-Way", the new right-of-way of Chandler Street at the intersection of Chandler Street, Dartmouth Street and Columbus Avenue; and preserving the existing configuration of Chandler Street at this intersection.





5 C

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA (MASS. R-56)
MINOR MODIFICATION OF URBAN RENEWAL PLAN / DISPOSITION PARCEL 1

SUMMARY: This memorandum requests that the Authority adopt a minor modification of the South End Urban Renewal Plan with respect to the permitted land use on Parcel 12

On 4 June 1970, the Boston Housing Authority was designated as the redeveloper of several scattered disposition parcels in the South End for the purpose of constructing housing for the elderly. Since that time, the Housing Authority has decided to eliminate Parcel 12 from development for the following reasons:

First, test borings have indicated that poor subsoil conditions exist on Parcel 12 and construction on this site would be extremely expensive.

Furthermore, the residents of the northwesterly section of the South End have expressed the need for a playground on this parcel, since there are no major outdoor recreation facilities planned for this area.

Finally, the number of units in the Turnkey project for the elderly proposed by the Emergency Tenants Council on Parcel 19 would be more than adequate to replace those planned on Parcel 12, so as not to constitute a net loss in elderly housing units in the South End.

Table A of Section 602 of the Urban Renewal Plan, entitled "Land Use and Building Requirements" designates the permitted land use for Parcel 12 as residential: Housing for the Elderly or Other Residential Subject to Authority Approval. It is desirable to change the permitted land uses for this parcel from "Residential" to "Playground" and that all building requirements be eliminated as they would be no longer applicable.

In the opinion of the General Counsel, the proposed modifications described above are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

It is therefore recommended that the Authority adopt the attached resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by changing the use of Parcel 12 from residential to playground.

An appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
APPROVING AMENDMENT TO SOUTH END URBAN RENEWAL PLAN (MASS. R-56)

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority, provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the redeveloper or redevelopers of such part or their successors and assigns; provided further, that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development; and

WHEREAS, it is the opinion of the Authority that the use of Disposition Parcel 12 of the South End Urban Renewal Project Area as a playground is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the descretion of the Authority pursuant to Section 1201 of said Plan;

NOW THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

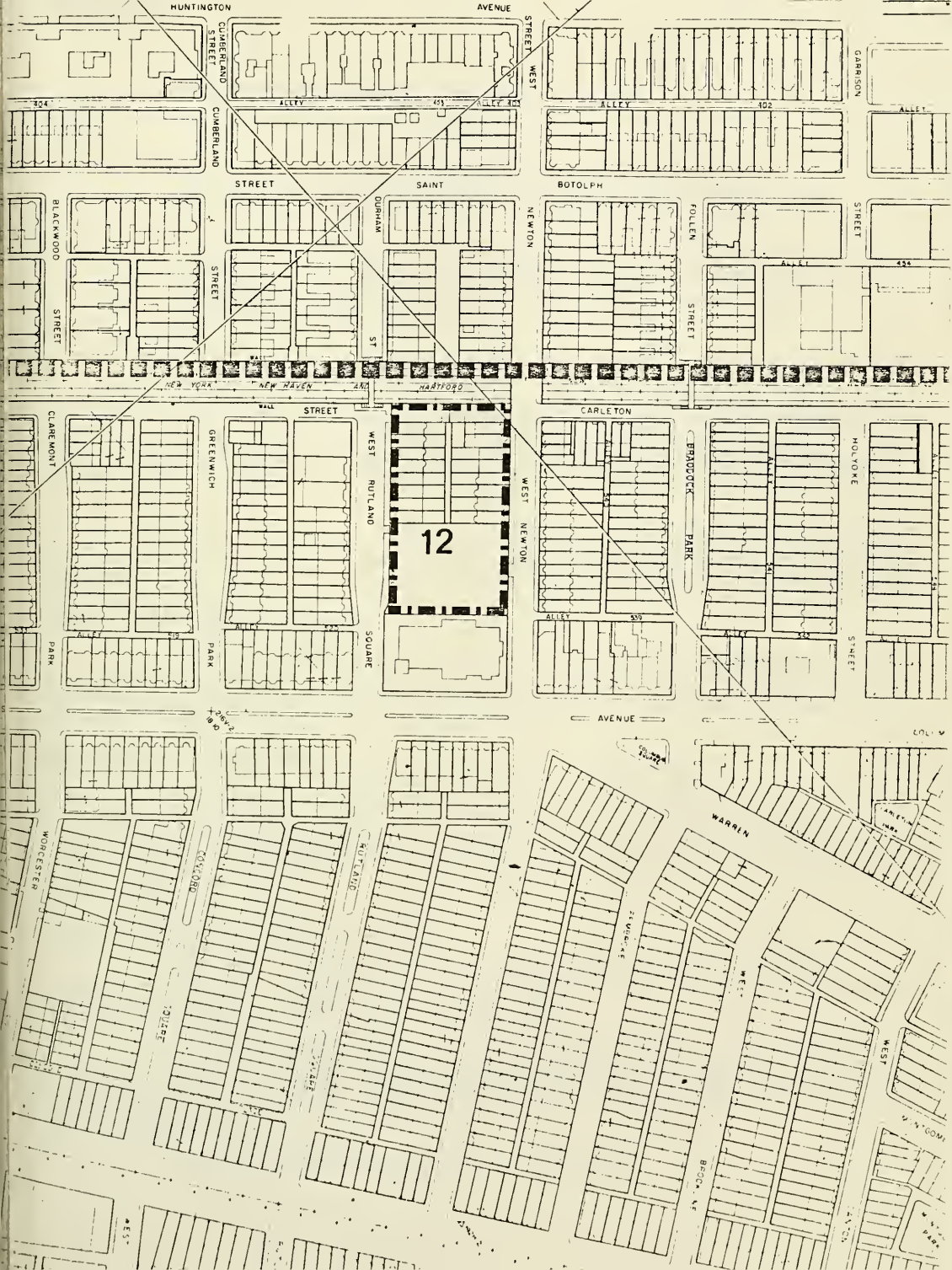
1. Pursuant to Section 1201 thereof the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by deleting on page 14 under the heading "Table A: Land Use and Building Requirements" opposite reuse parcel number 12,

- a) the words "Residential: Housing for Elderly or other Residential Subject to Authority approval", and inserting in place thereof the following word: "Playground";
- b) all building requirements and other controls, for Parcel 12 under the headings of Minimum Setback, Height, Max. Net Density, and Min. Parking Ratio replacing each with the initials "NA", meaning "not applicable";
- c) under the heading "Planning and Design Requirements", the letters "B, C, F and U", replacing them with M, N, W, GG.

2. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan;

3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect:

4. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provision of the Urban Renewal Handbood, RHM 7207.1, Circular dated June 3, 1970.



HUNTINGTON

AVENUE

CUMBERLAND STREET

STREET WEST

GARRISON

104

ALLEY

101

ALLEY

ALLEY

102

ALLEY

STREET

SAINT

BOTOLPH

BLACKWOOD STREET

STREET

DURHAM

NEWTON

FOLLEN STREET

STREET

126

NEW YORK

NEW HAVEN

HARTFORD

CLAREMONT

GREENWICH PARK

WALL STREET

WEST RUTLAND SQUARE

12

WEST NEWTON

CARLETON

BRADDOCK PARK

HOLYOKE

STREET

AVENUE

WORCESTER

WATERBURY

WATERBURY

WATERBURY

WARREN

WEST

WEST

WATERBURY

WATERBURY

April 13, 1972

50

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
MINOR MODIFICATION OF THE SOUTH END URBAN RENEWAL PLAN

SUMMARY: This memorandum requests that the South End Urban Renewal Plan be modified with respect to Derby Park - (Disposition Parcel P-21).

Since the summer of 1969, a series of community and inter-agency meetings have been held to evaluate and determine the types and locations of various recreational and institutional facilities desired by the area residents in and adjacent to Derby Park (Disposition Parcel P-21).

Accordingly, in order to accomodate these proposed facilities and assure proper and efficient land use planning, the following modifications to the Urban Renewal Plan are being requested (see attached plans)

Parcel Boundary Adjustments

It is desirable that the westerly boundary of Parcel P-21 be shifted to the westerly boundary of Parcel X-28, thus requiring the deletion of Parcel X-28 from the Plan and the relocation of Parcel PB-9 immediately adjacent and to the east of Parcel P-21.

Subdivision of Parcel P-21 into Parcel P-21a and P-21b

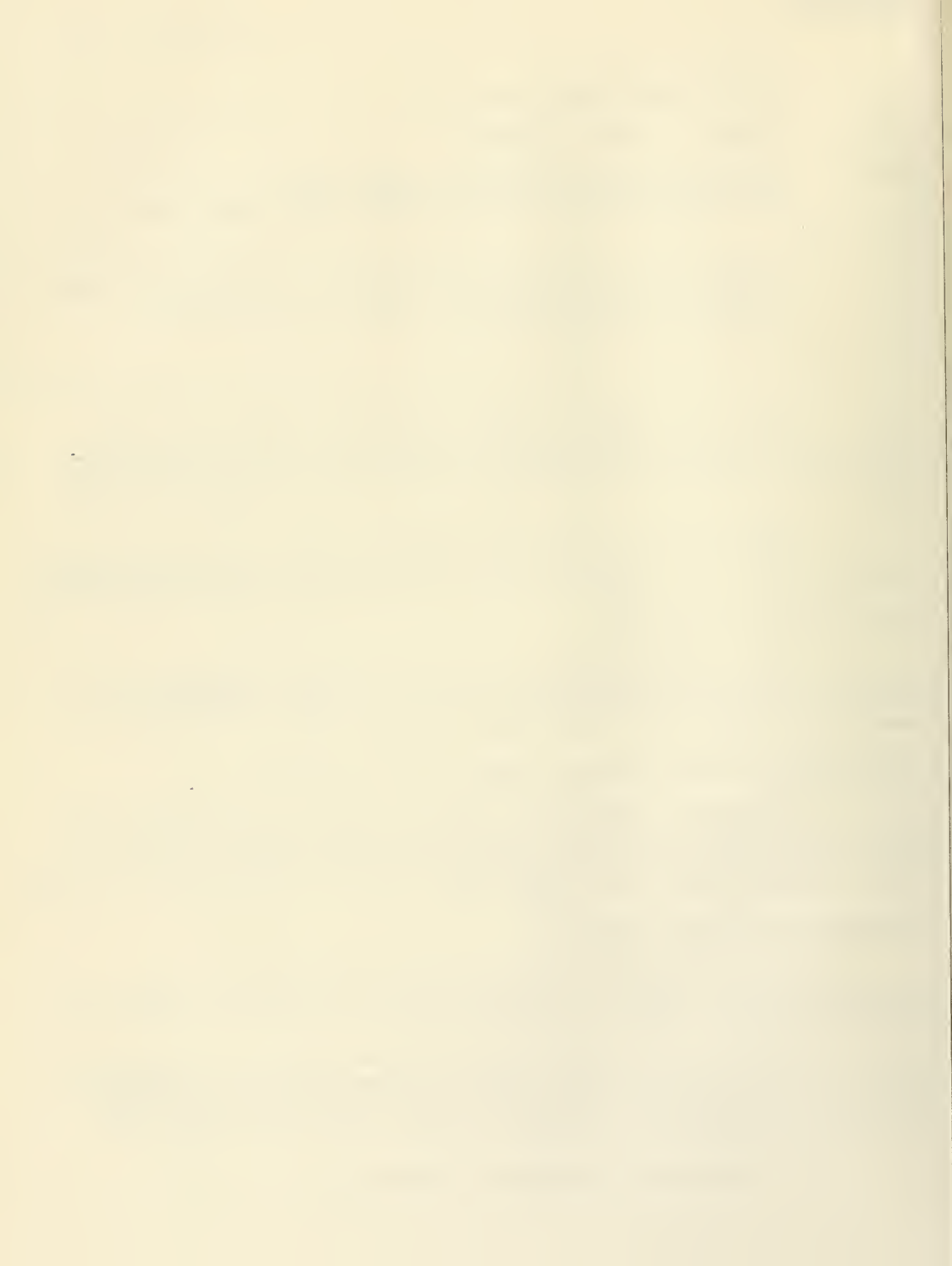
On March 30, 1972, the Authority tentatively designated the Benevolent Fraternity of Unitarian Churches as the Redeveloper of Parcel P-21b for the construction of a neighborhood social service center. Parcel P-21a would retain the Land Use and Building Requirements specified in the Plan for Parcel P-21 (Derby Park).

Proposed Right-of-Way Adjustments

In order to effect the above-mentioned changes, it is necessary that Ball Street, which runs for one block between Washington Street and Shawmut Avenue, be discontinued.

In the opinion of the General Counsel, the proposed modifications described above are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate resolution is attached.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN
SOUTH END URBAN RENEWAL AREA - PROJECT MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority, provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the redeveloper or redevelopers of such part of their successors and assigns; provided further, that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development; and

WHEREAS, it is the opinion of the Authority that minor modifications with respect to Derby Park (Parcel P-21) is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. Indicating on Page 45 of the Plan, on map number 3, entitled Reuse Parcels, the adjustment of the westerly boundary of Parcel P-21 to the Inner Belt line (or to the westerly edge of Parcel X-28);
2. On the same page and map, indicating the relocation of Parcel PB-9 to the east of and immediately adjacent to P-21;
3. Deleting on Page 14 of the Plan under the heading "Table A: Land Use and Building Requirements", Parcel X-28 and all of its corresponding requirements and controls;
4. On the same page, under the heading "Table A", subdividing Disposition Parcel P-21 into P-21a and P-21b, with all Land Use and Building Requirements for Parcel P-21a to remain the same as those of P-21,

while the Land Use for P-21b shall be Institutional and all other Building Requirements made subject to Authority approval;

5. Adding, on Page 43, on map number 5 entitled Proposed Rights of Way, the indication that the existing right-of-way of Ball Street, from Shawmut Avenue to Washington Street is to be discontinued;
6. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan;
7. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
8. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.

DO. 2-22

5 B

MEMORANDUM

October 5, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA (MASS. R-56)
MINOR MODIFICATION OF THE URBAN RENEWAL PLAN

SUMMARY: This memorandum requests that the Authority adopt a minor modification of the South End Urban Renewal Plan by deleting certain properties from the acquisition plan.

The South End Urban Renewal Plan calls for the acquisition and demolition of three row houses located at 325-333 Columbus Avenue. These properties, one of which has been acquired and is presently owned by the Authority, are structurally sound and suitable for rehabilitation. In another memorandum submitted at this meeting, the Authority is requested to authorize the advertisement of the Authority owned property at 325-327 Columbus Avenue for sale and rehabilitation.

These three acquisition parcels, totalling about 12,000 square feet, are presently scheduled to be included as part of Disposition Parcel 10 (approximately 35,000 square feet), which is slated for new residential development. The deletion of these three buildings will reduce the overall area of Parcel 10 to about 23,000 square feet. The Planning and Urban Design staff have concluded that the reduction in area of Parcel 10 will not impair the marketability of this parcel. It is felt that preserving this row of buildings serves to enhance this section of Columbus Avenue by maintaining the existing residential scale of the area.

It is therefore advisable to delete the acquisition of the two privately owned properties located at 329-333 Columbus Avenue from the South End Urban Renewal Plan, and to delete all three properties at 325-333 Columbus Avenue from Disposition Parcel 10, in order that they might be rehabilitated and returned to the housing stock.

In the opinion of the General Counsel, the proposed modifications are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by Vote of the Authority, pursuant to Section 1210 of the South End Urban Renewal Plan.

An appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF
THE SOUTH END URBAN RENEWAL AREA, MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the plan; and

WHEREAS, Map No. 1 of said Urban Renewal Plan, entitled, "Property Map", designates the properties located at 325-333 Columbus Avenue to be acquired for new residential construction; and

WHEREAS, Map No. 3 of said Urban Renewal Plan, entitled "Reuse Parcels" designates the properties located at 325-333 Columbus Avenue as part of Reuse Parcel 10;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Map No. 1, "Property Map", is hereby modified by deletion therefrom of the following properties for acquisition for new residential construction:

329 and 331-333 Columbus Avenue

2. That Map No. 3, "Reuse Parcels", is hereby modified by deletion therefrom of 325-327, 329 and 331-333 Columbus Avenue as part of Reuse Parcel 10.

3. That the proposed modifications are found to be minor modifications which do not substantially alter or change the Plan.

4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.

5. This resolution shall be effective immediately upon the concurrence therein of the U.S. Department of Housing and Urban Development.



MEMORANDUM

FEBRUARY 8, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF URBAN RENEWAL PLAN
PARCELS RC-4 AND RC-5

On December 2, 1971, the Authority tentatively designated Housing Innovations, Inc., as Redeveloper of Parcels RC-4 and RC-5 in the South End. These parcels are located on Tremont Street at the intersections of Worcester Street and Concord Square. Parcel RC-4 contains approximately 15,000 square feet and Parcel RC-5 contains approximately 45,000 square feet.

During the submission processing through HUD there were changes made in Housing Innovations, Inc., proposal in order to make the development feasible and eligible for Federal funding.

The proposal now calls for two 7 story buildings, one on each site. Parcel RC-4 will contain 90 units of which the primary unit makeup will be geared for elderly housing. Parcel RC-5 will contain 91 units of which 66 units will be one-bedroom, 20 units two-bedroom, and 5 units multi-bedroom. The proposal has been approved by HUD in this form and the Redeveloper has obtained a mortgage commitment in the amount of Four Million Three Hundred Sixty-Two Thousand Five Hundred (\$4,362,500.00) Dollars.

In order to permit the construction of these buildings in the form approved by HUD, it will be necessary to modify the South End Urban Renewal Plan with regard to Parcels RC-4 and RC-5. These changes include the requirement for Setback, Maximum Height, Parking, as well as Use and Design Requirements. The Use requirements for Parcel RC-4 are to be more clearly defined for elderly housing, as there exists a need for this type of dwelling unit in the area. As to both parcels, the Parking requirements are being changed from one space per dwelling unit with one additional space for each 900 square feet of commercial use to the Parking requirements as set out in the Boston Zoning Code (.2 spaces per unit for elderly residential, RC-4, .6 spaces per unit, RC-5). The Height and Density changes are not

so much actual modifications as compliance with HUD's request for the Authority to delineate in actual numbers those requirements labeled Authority Approval (AA).

In the opinion of the General Counsel, the proposed modifications are minor plan changes and do not substantially or materially alter or change the basic Urban Renewal Plan.

These changes are requested in order to effectuate the development of Parcels RC-4 and RC-5 in a manner appropriate to the community's need for elderly and small family units, as well as to expedite the processing of this development through HUD.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by changing the Use and Building requirements for Parcels RC-4 and RC-5.

An appropriate Resolution is attached.

Attachment

(Reference Sheet "A" defines Planning Requirements as noted in attached Resolution)

Reference "A"

Planning and Design Requirements

- A Whenever possible, a high percentage of the dwelling units on each site shall be for families of more than one individual. Private access and outdoor space (ground or terraces) shall be provided for as many units as possible.
- B Development shall be consistent and compatible with surrounding development respecting material, form and scale, subject to Authority approval.
- C Not less than one percent of construction costs shall be utilized to provide street furniture, sculpture, pools or other physical amenities to enhance the development. Notwithstanding this provision, landscaping is required, in addition, as stated in Chapter VI, Section 623: General Requirements and Definitions.
- D Design relationship of ground floor uses to upper floor uses, including separation of entrances, shall be subject to Authority approval.
- E Subject to the rehabilitation provisions of Chapter VIII of the Urban Renewal Plan.
- F Recreation and landscaped sitting areas for occupants shall be provided.
- G A landscaped pedestrian easement in an arcade shall be provided on the existing public right-of-way of Cabot Street. The development shall be related to the proposed new Frederick Douglass Square Plaza, (Parcel P-11).
- H Landscaped pedestrian easements shall be provided coinciding with the set-back requirements on Shawmut Avenue and the new Northampton-Camden Street connection.
- I Underground parking in excess of requirements of the site may be provided to serve the surrounding community.
- J A landscaped pedestrian easement shall be provided coinciding with the set-back requirements on Shawmut Avenue.
- K A landscaped pedestrian easement shall be provided coinciding with set-back requirements on Tremont Street.
- L Landscaped pedestrian easements shall be provided coinciding with the set-back requirements on Massachusetts Avenue and Washington Street.
- M Bus shelters, newsstands, phone booths, street furniture, etc. may be provided where appropriate subject to Authority approval.
- N Easement for service and emergency vehicles shall be provided when necessary subject to approval by the Authority.
- O A landscaped pedestrian easement shall be provided to a depth of 20 feet from parcel line along Massachusetts Avenue coinciding with the set-back requirement.
- P A landscaped pedestrian easement shall be provided coinciding with the set-back requirements on West Newton Street and Tremont Street.
- Q A landscaped pedestrian easement shall be provided coinciding with the set-back requirement along West Dedham Street.
- R A landscaped pedestrian easement shall be provided coinciding with set-back requirements on Ball Street.
- S A landscaped pedestrian easement shall be provided to a depth of 10 feet from the parcel line along Washington Street coinciding with the set-back requirements.
- T A landscaped pedestrian easement shall be provided to a depth of 10 feet along Harrison Avenue coinciding with the set-back requirements.
- U Elderly tower shall be set back a minimum of 180 feet from the property line of the Union Methodist Church.
- V Maximum height of 120 feet is allowed to depth of 120 feet from Tremont Street.
- W Paving shall be provided subject to Authority approval.
- X A landscaped pedestrian easement shall be provided to a depth of 10 feet from parcel line along Camden Street coinciding with the set-back requirements.
- Y A landscaped pedestrian easement shall be provided north from the southern boundary of the existing Camden Street right-of-way.
- EB A landscaped pedestrian easement shall be provided to a depth of 10 feet coinciding with the required set back along Dartmouth Street.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
PROCLAIMING MINOR MODIFICATION OF SOUTH END
URBAN RENEWAL PLAN
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted on September 23, 1965, and approved by the City Council on December 6, 1965, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1201 of said Plan entitled "Modifications" provides that the Urban Renewal Plan may be modified by the Boston Redevelopment Authority; and

WHEREAS, Section 602 entitled "Land Use and Building Requirements" calls for the development of Parcels RC-4 and RC-5 to meet the following requirements:

	<u>RC-4</u>	<u>RC-5</u>
Permitted Use	Residential - upper floors. Commercial or Office on ground floor.	Residential - upper floors. Commercial - lower floors, Tremont Street only
Minimum Setback	Z	Tremont Street 20
Height Minimum	24	32
Maximum	AA	60
Maximum Density	AA	AA
Parking Ratio	1/d.u. + 1/900(2)	1/d.u. + 1/900(2)
Planning and Design Requirements	A, B, C, D	A, B, C, D, K

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602 of the South End Urban Renewal Plan, as revised, be amended with regard to Parcel RC-4 as follows:

Predominantl

Permitted Use	Residential - upper floors. Commercial or Office on ground floor.	amended to	Residential - housin for the elderly. Commercial on ground floor.
Setback	Z	amended to	0
Maximum Height	AA	amended to	65
Density	AA	amended to	260
Parking Ratio	1/d.u. + 1/900(2)	amended to	Z
Planning and Design Requirements	A, B, C, D	amended to	B, D

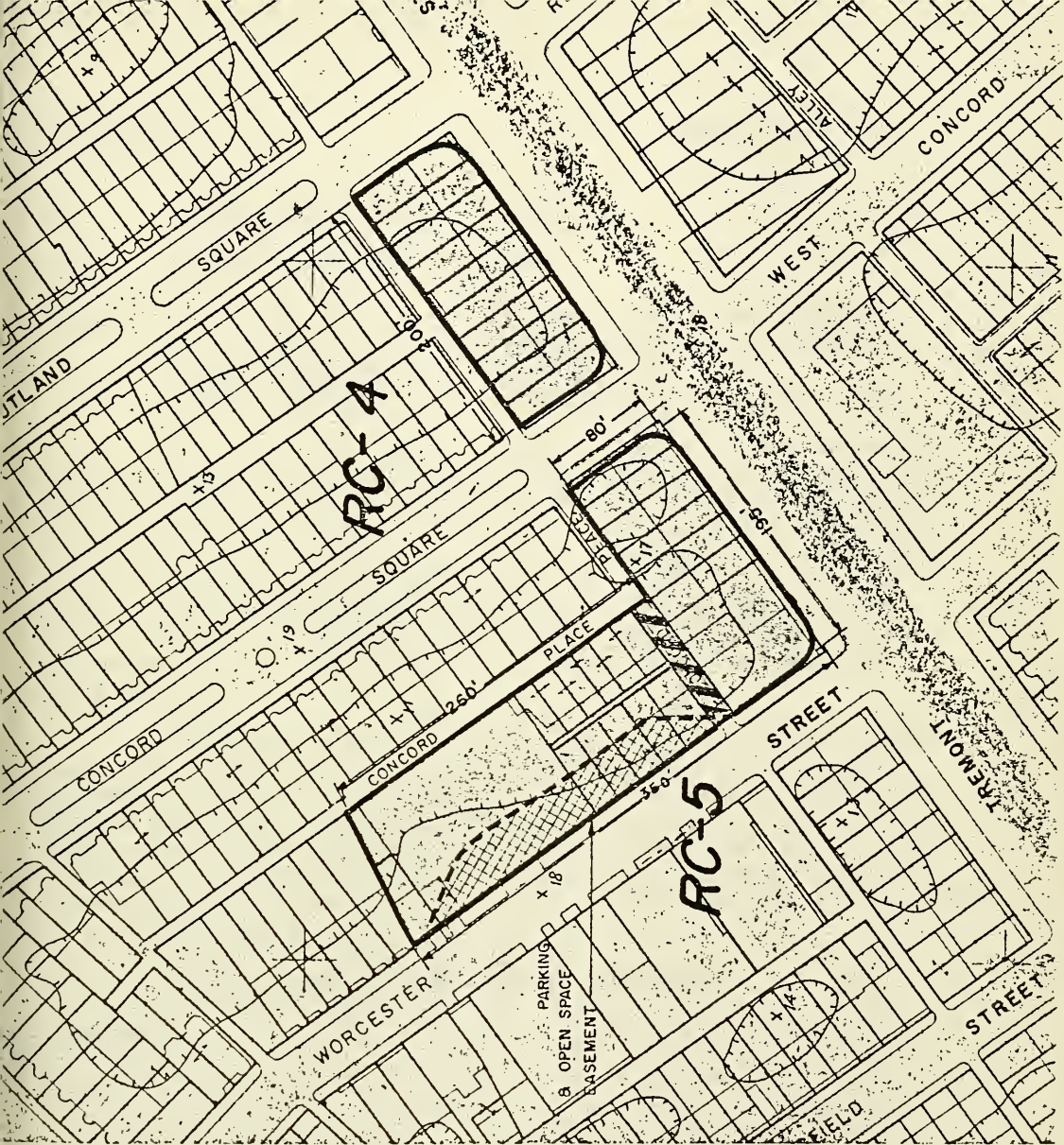
2. That Section 602 of the South End Urban Renewal Plan, as revised, be amended with regard to Parcel RC-5 as follows:

Permitted Use	Residential - upper floors. Commercial - lower floors, Tremont Street only.	amended to	Residential
Setback	Tremont Street 20	amended to	0
Maximum Height	60	amended to	65
Parking Ratio	1/d.u. + 1/900(2)	amended to	Z
Planning and Design Requirements	A, B, C, D, K	amended to	B, D
Density	AA	amended to	90

3. That the proposed modifications are found to be minor and do not substantially or materially alter or change the Plan.

4. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.

5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970 (on a Proclaimer Certificate in substantially the form as attached to this Resolution).



MEMORANDUM

MARCH 15, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: PROCLAIMER PROCEDURE RELATIVE TO MINOR MODIFICATION
OF SOUTH END URBAN RENEWAL PLAN PREVIOUSLY ADOPTED
BY THE AUTHORITY ON AUGUST 13, 1970
SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56

On August 13, 1970, the Boston Redevelopment Authority adopted several minor modifications of the South End Urban Renewal Plan with regard to Disposition Parcels 15, 16 and PB-4. These modifications were adopted in order to facilitate the request of South End and Lower Roxbury residents to retain and rehabilitate existing housing complexes by changing the site of the Carter School. The Authority also determined at the August 13, 1970 Meeting that the modifications that were adopted were minor in nature and did not substantially or materially alter or change the Plan.

Although these minor modifications were adopted by the Authority, the Authority had not yet formalized its proclaimer procedure with HUD which would outline the method by which such changes should be submitted to HUD. Subsequent to the August 13, 1970 Meeting, these procedures have been formalized and it is now necessary to proclaim by certificate these minor modifications of the South End Urban Renewal Plan which have already been approved by the Authority.

An appropriate Resolution is attached.

Attachment

MEMORANDUM

JUNE 21, 1973

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
SOUTH END URBAN RENEWAL AREA
MASS. R-56

SUMMARY: This memorandum requests that the Authority (1) adopt several minor modifications of the South End Urban Renewal Plan with respect to Disposition Parcels 19a, 19c, PB-7 and P-7; and (2) authorize the Director to proclaim by certificate these minor modifications.

The Emergency Tenants' Council (ETC), redeveloper of the above-captioned parcels, is anticipating a construction start on 181 units of low and moderate income housing early this summer. To date, 71 units have been successfully rehabilitated by ETC, and 204 units of elderly housing, developed under the Turnkey Program, are presently under construction.

On 21 January 1971, the Authority voted to adopt several minor modifications of the South End Urban Renewal Plan for the entire Parcel 19 Area. Since that time, further refinements of ETC's plans for that portion of the Area now ready for development have made it necessary to further clarify those modifications with respect to Disposition Parcels 19a, 19c, PB-7 and P-7.

In effect, the Authority is being requested to modify the Land Use and Building Requirements and Parcel Boundaries in the Urban Renewal Plan for Parcels 19a, 19c, PB-7 and P-7. The revised controls for these Parcels are equally as comprehensive as those in the original Plan.

These new controls, developed after extensive evaluation, still retain the primary purpose of replacing deteriorated conditions with new housing and support facilities. In addition, they provide both BRA and ETC planners with the flexibility to produce an integrated development program that better accommodates the needs of the local residents and that reinforces the physical and social structure of their neighborhood.

TABLE A: LAND USE AND BUILDING REQUIREMENTS and MAP NO. 3 (REFUSE PARCEL MAP) of the South End Urban Renewal Plan describe the existing controls and parcelization for Parcels 19a, 19c, PB-7 and P-7. TABLE A: MODIFICATIONS TO THE LAND USE AND BUILDING REQUIREMENTS (Attachment A) and MODIFICATION TO MAP NO. 3 (Attachment B) describe the proposed modifications to the Urban Renewal Plan, and, if approved, are to be substituted in place of the original controls.

In the opinion of the General Counsel, the proposed modifications enumerated in Attachments A and B are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by Vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, The Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Section 602, Table A of said Urban Renewal Plan, entitled: "Land Use and Building Requirements" designates certain permitted uses and building requirements for Parcels 19a, 19c, PB-7 and P-7;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602, Table A: "Land Use and Building Requirements" is hereby modified by the deletion therefrom of Parcels 19a, 19c, PB-7 and P-7 and their respective Land Use and Building Requirements; and
2. That those Disposition Parcels and their respective Land Use and Building Requirements enumerated in Table A: MODIFICATIONS TO THE LAND USE AND BUILDING REQUIREMENTS (Attachment A) be hereby substituted in place of those controls previously deleted; and
3. That Map No. 3 of said Urban Renewal Plan, entitled "Reuse Parcels" is hereby modified by the deletion of Parcels 19a, 19c, PB-7 and P-7, and by the substitution of those Reuse Parcels shown in MODIFICATION TO MAP NO. 3 (attachment B); and
4. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan; and
5. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect; and
6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970.

TABLE A: LAND USE AND BUILDING REQUIREMENTS - 1965 URBAN RENEWAL PLAN

Reuse Parcel Number	Permitted Land Use	Minimum Set-Back (in feet)	Height (in feet) Min. Max.	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
19a	Residential	Abutting prop:30 W. Brookline :10 Pembroke St. :10	24 40	45	1/d.u.	A,B,C,F
19c	Residential -upper floors Commercial- ground floors	Parcel P-7 : 0 Tremont Street:20	90 120	40	1/d.u.+ Z for other uses	B,C,D,K
P-7	Public Mall or Plaza	NA	NA NA	NA	NA	M,N,W
PB-7	Recreation Institution	Parcel P-7 : 0 Shawmut Ave: 0	12 40	NA	Z B	

PROPOSED MODIFICATIONS TO TABLE A: LAND USE AND BUILDING REQUIREMENTS - ETC VIVIENDAS PHASE I

Reuse Parcel Number	Permitted Land Use	Minimum Set-Back (in feet)	Height (in feet) Min. Max.	Max. Net Density	Min. Parking Ratio	Planning and Design Requirements
19a-1	Residential	Abutting Prop.: 0 Circle A (including por- tion formerly W. Canton St.): 8 W. Brookline : 10	24 45	45	Z	A,B,C,F
19a-2	Residential	Circle A : 8 Parcel 19a-5 : 40 Parcel 19c : 40 Parcel 19a-6 : 40 Circle B : 8 W. Brookline : 0	24 45	50	Z	A,B,C,F
19a-3	Residential	Circle B (including por- tion formerly W. Canton St.): 8 Newland St. : 0 W. Brookline : 10	24 45	55	Z	A,B,C,F
19a-4	Residential	Newland St. : 30 W. Canton St. : 0 Shawmut Ave. : 10 Abutting Prop.: 0	24 45	40	Z	A,B,C,F

PROPOSED MODIFICATIONS TO TABLE A cont.

Reuse Parcel Number	Permitted Land Use	Minimum Set-Back (in feet)	Height (in feet)	Max. Density	Min. Parking Ratio	Planning and Design Requirements
19a-5	Residential Commercial-ground floor	Abutting prop.: 30 W. Dedham St.: 0 Parcel 19c 20 Circle A (including portion formerly W. Canton St.: 0	24 85	130	Z	B,D,F,GG
19a-6	Residential Commercial-ground floor	Parcel 19c : 0 W. Dedham St.: 10 Abutting Prop.: 0 W. Canton St.: 10 Circle B (including portion formerly W. Canton St.): 10 Parcel 19a-2 : 0	24 45	40	Z	B,D,F,GG
19c	Residential Elderly Commercial-ground floor	Parcel 19a-5 : 100 Parcel 19a-6 : 8 W. Dedham St.: 0	190	205	.2/d.u.	B,C,D,F
Circle A	Access Road Service Drive Parking	NA	NA	NA	NA	M
Circle B	Access Road Service Drive Parking	NA	NA	NA	NA	M

MEMORANDUM

3-2
JUNE 28, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

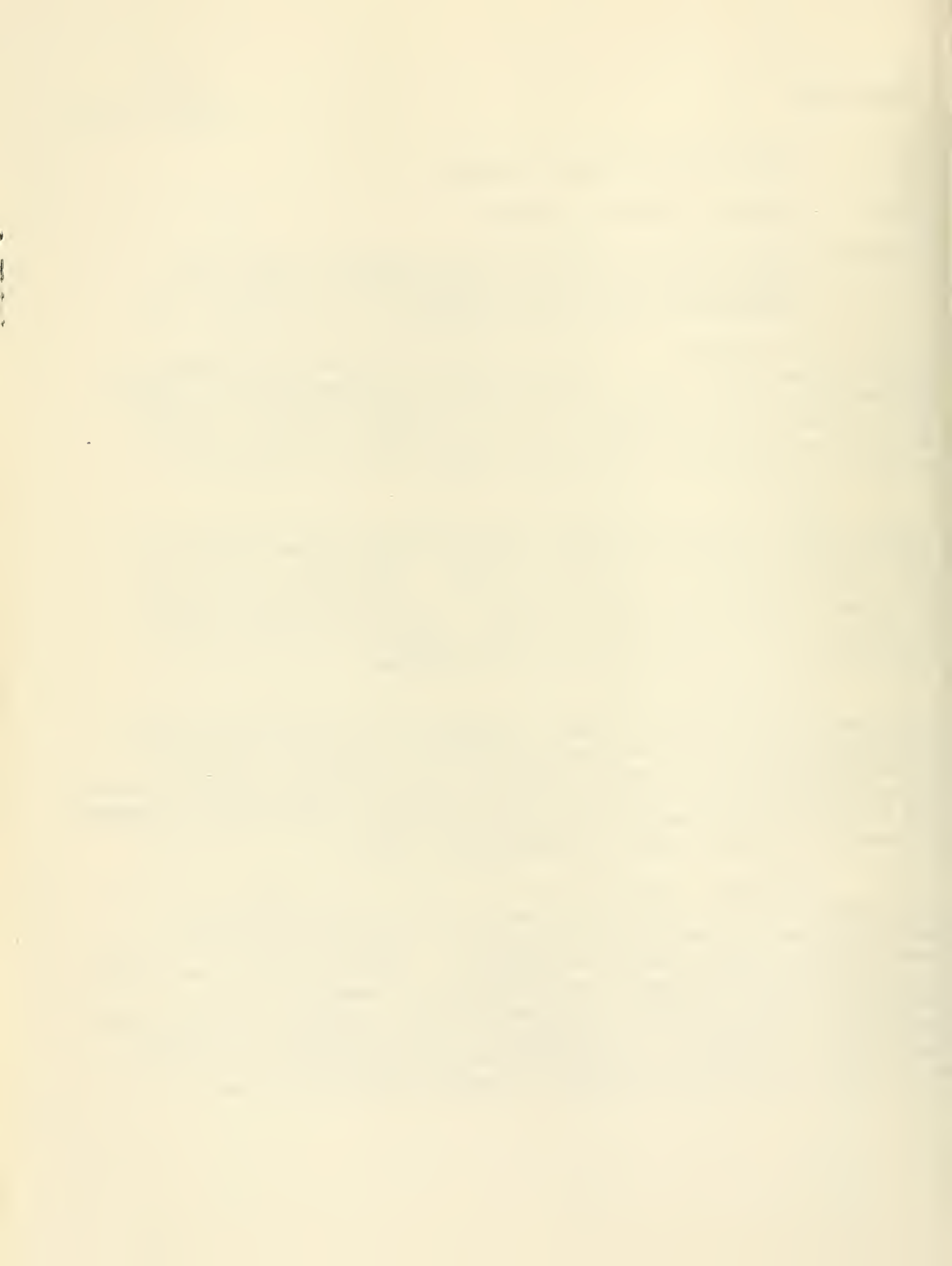
SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF URBAN RENEWAL PLAN
DISPOSITION PARCELS RC-4 AND RC-5

On December 2, 1971, the Authority tentatively designated Housing Innovations, Inc., as Redeveloper of Parcels RC-4 and RC-5 in the South End. These parcels are located on Tremont Street at the intersections of Worcester Street and Concord Square. Parcel RC-4 contains approximately 15,000 square feet and Parcel RC-5 contains approximately 45,000 square feet.

During the submission processing through HUD there were changes made in Housing Innovations' proposal in order to make the development feasible for Federal funding. The proposal calls for two 7 story buildings, one on each site. Parcel RC-4 will contain 90 units of primarily elderly housing. Parcel RC-5 will contain 91 units of which 66 units will be one-bedroom, 20 units will be two-bedroom, and 5 units will be multi-bedroom.

On February 8, 1973, the Board voted to modify the South End Urban Renewal Plan in order to permit the construction of these buildings as proposed. At that time it was uncertain as to what zoning changes would be most appropriate to effectuate this development. It is now, however, proposed that the "Proposed Zoning Map" be amended and the Zoning Commission be petitioned to change the existing and proposed zoning for these two development sites.

At present, Parcel RC-4 is in an L-2 zone and Parcel RC-5 lies both within an L-2 and H-3 zone. The "Proposed Zoning Map" calls for the continuation of the existing zoning districts for the area now comprised of these two parcels. However, due to the elderly housing development proposed on Parcel RC-4 a change in zone is advised in order to permit the higher density inherent in any elderly development. Therefore, in keeping with the development proposal, Parcel RC-4 should be changed to an H-5 zoning district. As Parcel RC-5 splits two zoning districts, it would clarify any zoning



determination to change the designation of that portion of the site which is at present in an L-2 district to an H-3 zoning district. Thus, the whole Parcel RC-5 would be in an H-3 district which is consistent with the fact that the whole area is predominantly H-3.

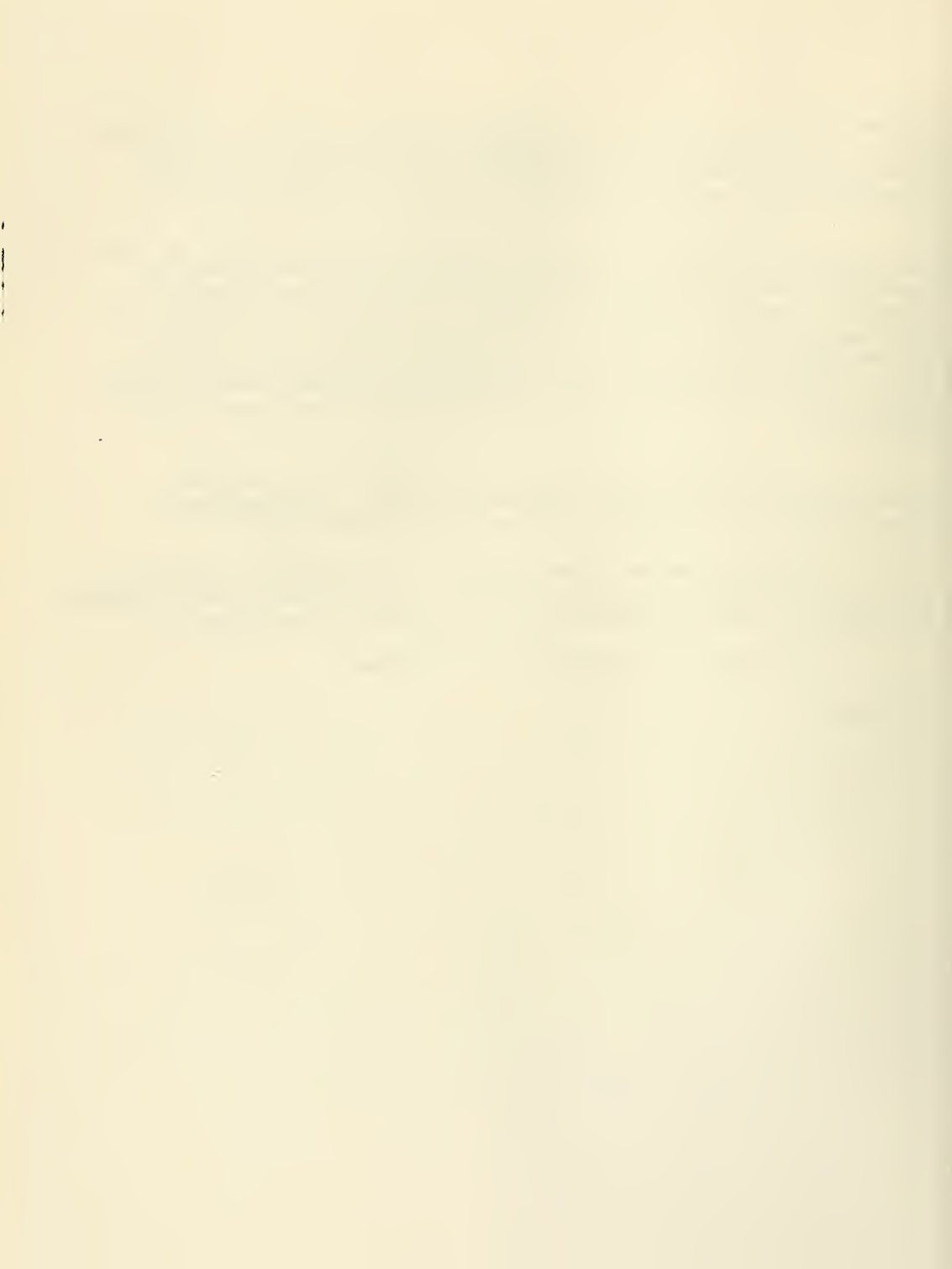
In order to best reflect the proposed development in these two sites, it is further suggested that the "Proposed Zoning" be amended to designate these sites as a "U" (Urban Renewal Subdistrict) district. As the proposed development is not feasible without the proposed unit count, this "U" district will permit development to proceed without the restrictions of certain dimensional requirements. Both of these amendments to the "Proposed Zoning Map" are in keeping with the intent for zoning consistency and new development in the South End.

In the opinion of the General Counsel, the proposed modifications are minor Plan changes and do not substantially or materially alter or change the basic Urban Renewal Plan.

It is therefore recommended that the Authority adopt the attached Resolution proclaiming the Minor Modification of these parcels and petition the Zoning Commission to effectuate the change.

An appropriate Resolution is attached.

Attachment



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROCLAIMING MINOR MODIFICATION OF THE
SOUTH END URBAN RENEWAL PLAN
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted on September 23, 1965, and approved by the City Council on December 6, 1965, and requires the development of land in compliance with the Regulations and Controls of the Plan; and

WHEREAS, Section 1201 of said Plan entitled "Modifications", provides that the Urban Renewal Plan may be modified by the Boston Redevelopment Authority; and

WHEREAS, the "Proposed Zoning Map" of said Urban Renewal Plan designates the area containing Parcel RC-4 as L-2 and the area containing Parcel RC-5 as L-2 and H-3:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the "Proposed Zoning Map" of the South End Urban Renewal Plan is hereby modified to change the proposed zoning for Parcel RC-4 from L-2 to H-5-U.
2. That the "Proposed Zoning Map" of the South End Urban Renewal Plan is hereby modified to change the proposed zoning for Parcel RC-5 from L-2 and H-3 to H-3-U.
3. That the proposed modification is found to be minor and does not substantially or materially alter or change the Plan.
4. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.
5. That the Director be and hereby is authorized to proclaim by Certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970.

6. That the Boston Redevelopment Authority hereby approves the sub-district and directs the Director to transmit the same to the Zoning Commission of the City of Boston for its consideration, and the Director be and hereby is authorized and directed in the name and behalf of the Authority to petition the Zoning Commission to establish that the area encompassed and shown on the attached Plan as RC-4 is established as an H-5-U district and that the area encompassed and shown on the attached Plan as RC-5 is established as an H-3-U district.

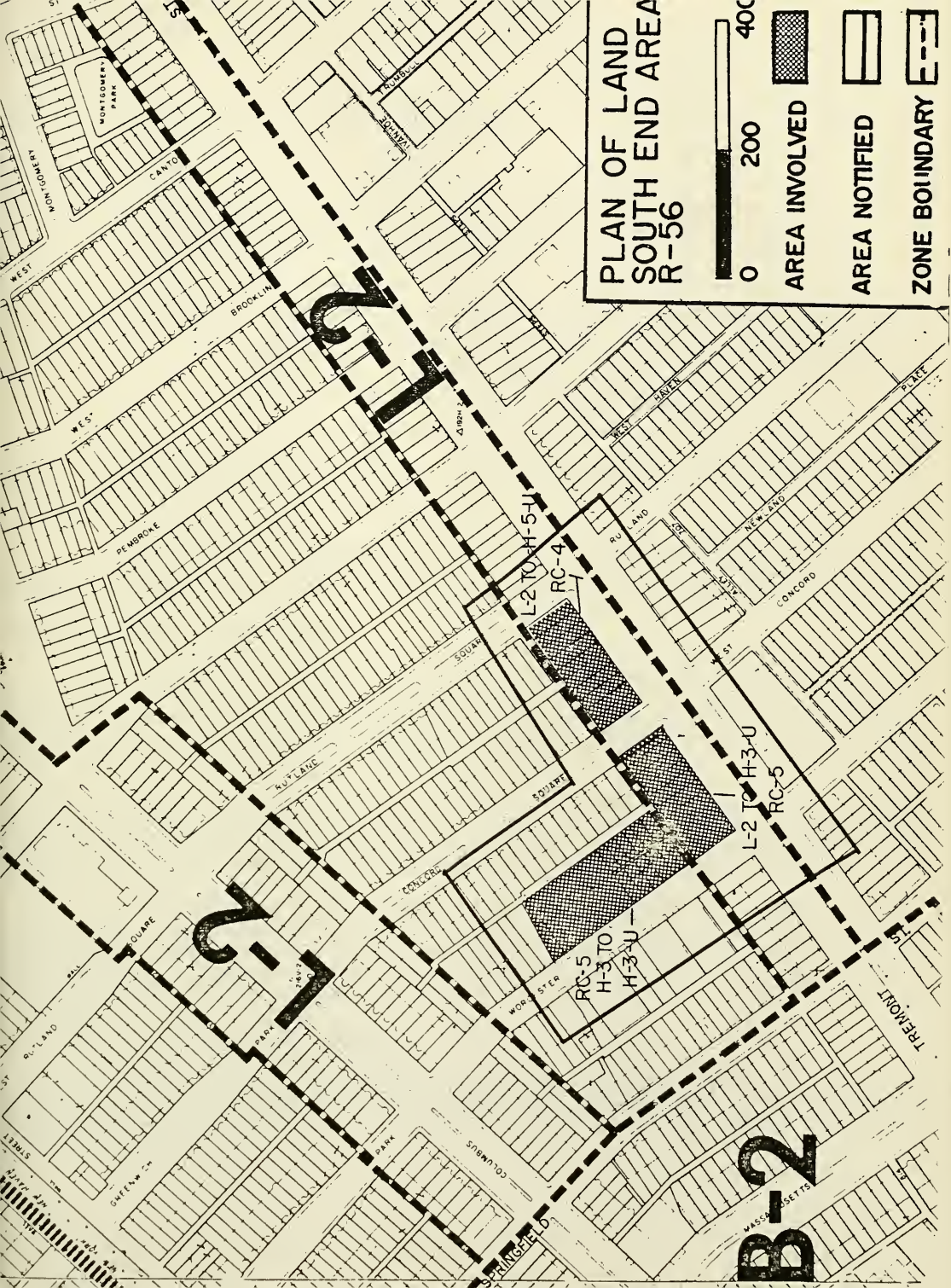
PLAN OF LAND SOUTH END AREA R-56



AREA INVOLVED

AREA NOTIFIED

ZONE BOUNDARY



B-2

August 9, 1973

6 B

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
Proclaimer of Minor Modifications of the Urban Renewal Plan
Disposition Parcels P-21 and PB-9

SUMMARY: This memorandum requests that the Authority (1) adopt several minor modifications of the South End Urban Renewal Plan with respect to Disposition Parcels P-21 and PB-9; and (2) authorize the Director to proclaim by certificate these minor modifications.

The types and locations of recreational and institutional facilities to serve the residents of the Lower Roxbury Community have been the subject of study for several years.

In order to accommodate these proposed facilities and assure proper and efficient land use planning, the following modifications to the South End Urban Renewal Plan are being requested (see attached plans):

Parcel Boundary Adjustments

It is desirable that the westerly boundary of Parcel P-21 be moved to the easterly side of Ball Street; that the easterly boundary of Parcel P-21 be moved to the westerly property line of B.R.A. Block and Parcels 610A-24 and 25; and, that the northerly boundary of Parcel P-21 be moved to the southerly side of Shawmut Avenue.

This adjustment of Parcel P-21 requires the reinstatement of Parcel X-28 as originally indicated in the South End Urban Renewal Plan and the incorporation of Parcels P-21a and P-21b into one parcel (Parcel P-21) with the Land Use and Building Requirements for P-21 (Derby Park).

The boundary of Parcel PB-9 shall be amended to comprise both B.R.A. Block and Parcels 610A-25 (Pilgrim Laundry) as originally indicated in the South End Urban Renewal Plan, and 610A-24 (Lenox Liquor), authorized for acquisition under Section 403 of the South End Urban Renewal Plan by the Board on August 17, 1972.

Proposed Right-of-Way Adjustments

As a result of the above-mentioned changes, it is no longer necessary to discontinue Ball Street for one block between Washington Street and Shawmut Avenue as voted by the Board April 13, 1972 and this action should be rescinded.

In the opinion of the General Counsel, the proposed modifications described above are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate resolution is attached.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

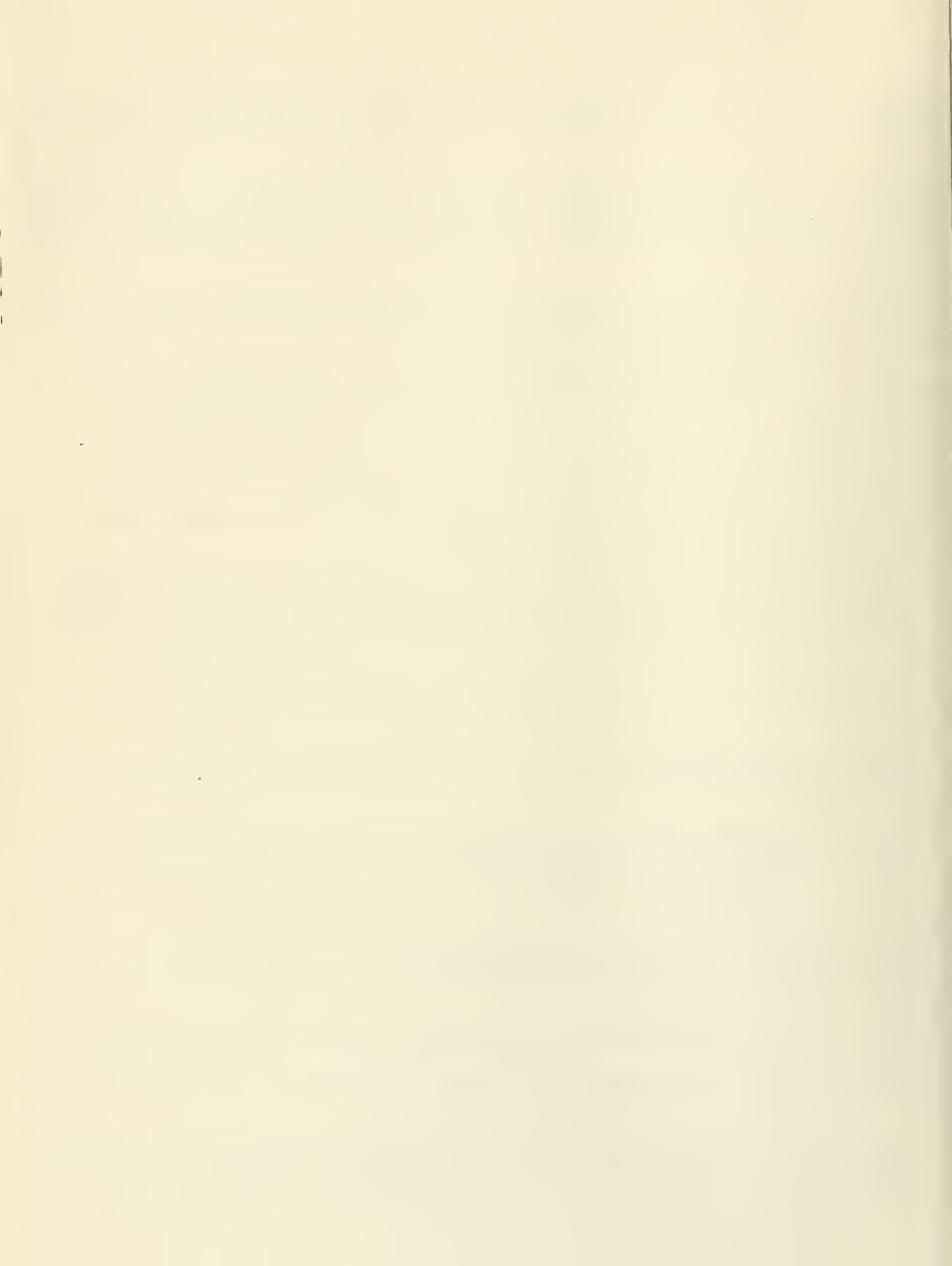
WHEREAS, it is the opinion of the Authority that minor modifications with respect to Parcels P-21 and PB-9 are consistent with the objectives of the South End Urban Renewal Plan; and

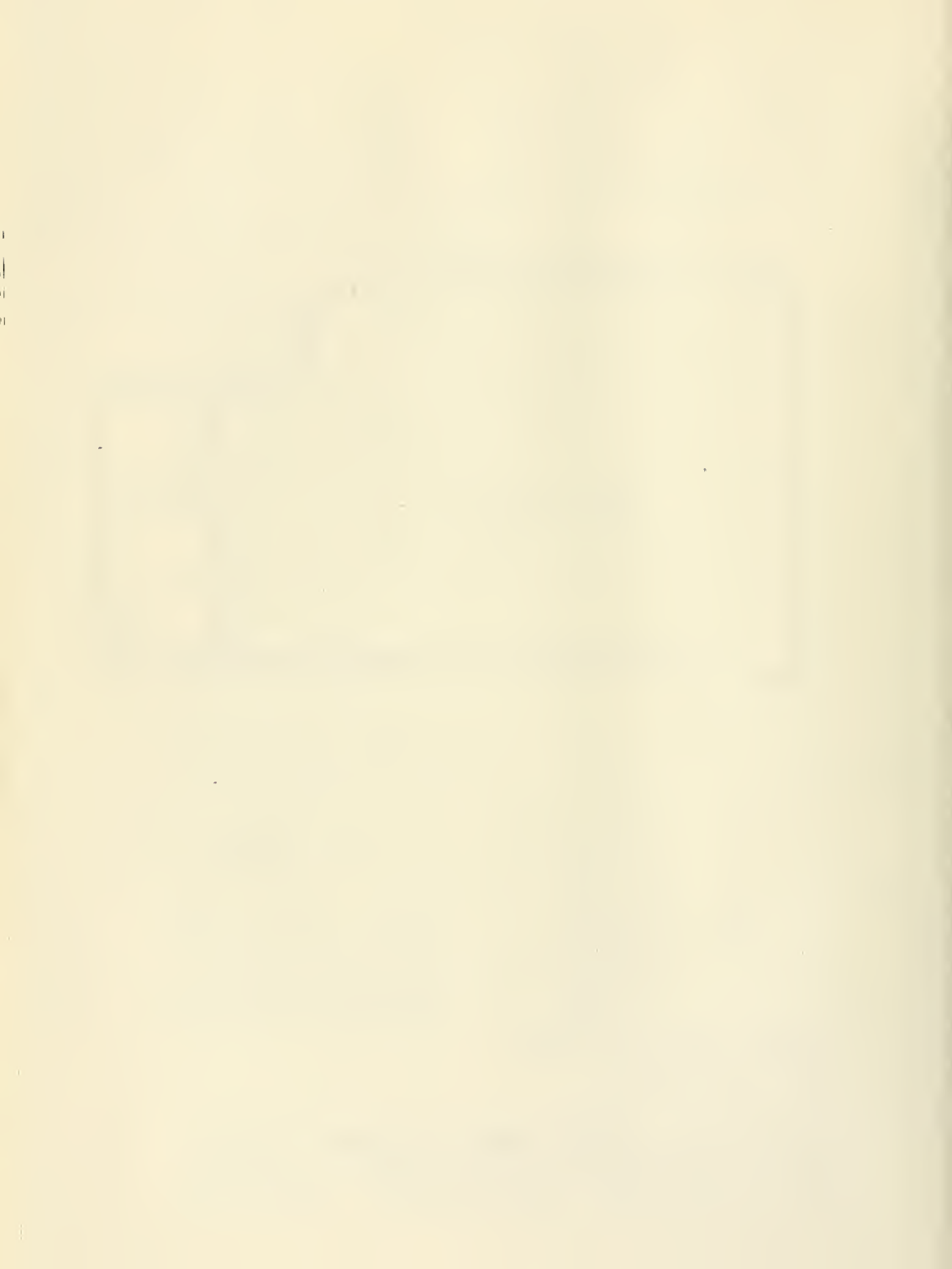
WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. Indicating on Page 45 of the Plan, on map number 3, entitled Reuse Parcels, the adjustment of the boundarys of Parcel P-21 to be Ball Street, Washington Street, Shawmut Avenue, and the southerly boundary of Parcel PB-9, as amended and indicated on the attached map;
2. On the same page and map, indicating the relocation of Parcel PB-9 to comprise B.R.A. Block and Parcels 610A-24 and 25;
3. Reinstating on Page 14 of the Plan under the heading "Table A: Land Use and Building Requirements", Parcel X-28 and all of its corresponding requirements and controls;
4. On the same page, under the heading "Table A", deleting Disposition Parcels P-21a and P-21b, and establishing Parcel P-21 with all Land Use and Building Requirements as originally indicated in the South End Urban Renewal Plan for Derby Park.
5. Deleting on Page 43, on map number 5 entitled Proposed Rights of Way, the indication that the existing right-of-way of Ball Street, from Shawmut Avenue to Washington Street is to be discontinued;
6. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan;
7. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
8. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.





October 11, 1973

MEMORANDUM

50

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
DISPOSITION PARCEL 30

SUMMARY: This memorandum requests that the Authority (1) adopt a minor modification of the South End Urban Renewal Plan with respect to Disposition Parcel 30; and (2) authorize the Director to proclaim by certificate this minor modification.

Disposition Parcel 30 is located at Haven, Rutland, and Washington Streets in the South End Urban Renewal Area and contains some 12,739 sq. ft. Parcel 30 was tentatively designated by the Authority to South End Building Systems, Inc., for housing construction.

The two buildings adjacent to Parcel 30, Nos. 35 and 36 West Newton Street, are fire damaged and the owner has requested a hardship taking. The present condition of these buildings has hindered the South End Building System's effort to obtain a financing commitment.

The acquisition of 35 and 36 West Newton Street will add 3,264 square feet to parcel 30. Both buildings are feasible for rehabilitation and would provide an additional twelve housing units.

It is, therefore, advisable to add the acquisition of 35 and 36 West Newton Street to the South End Urban Renewal Plan and to change the boundary of Parcel 30 to reflect this addition.

In the opinion of the General Counsel, the proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS.
R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE
THESE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

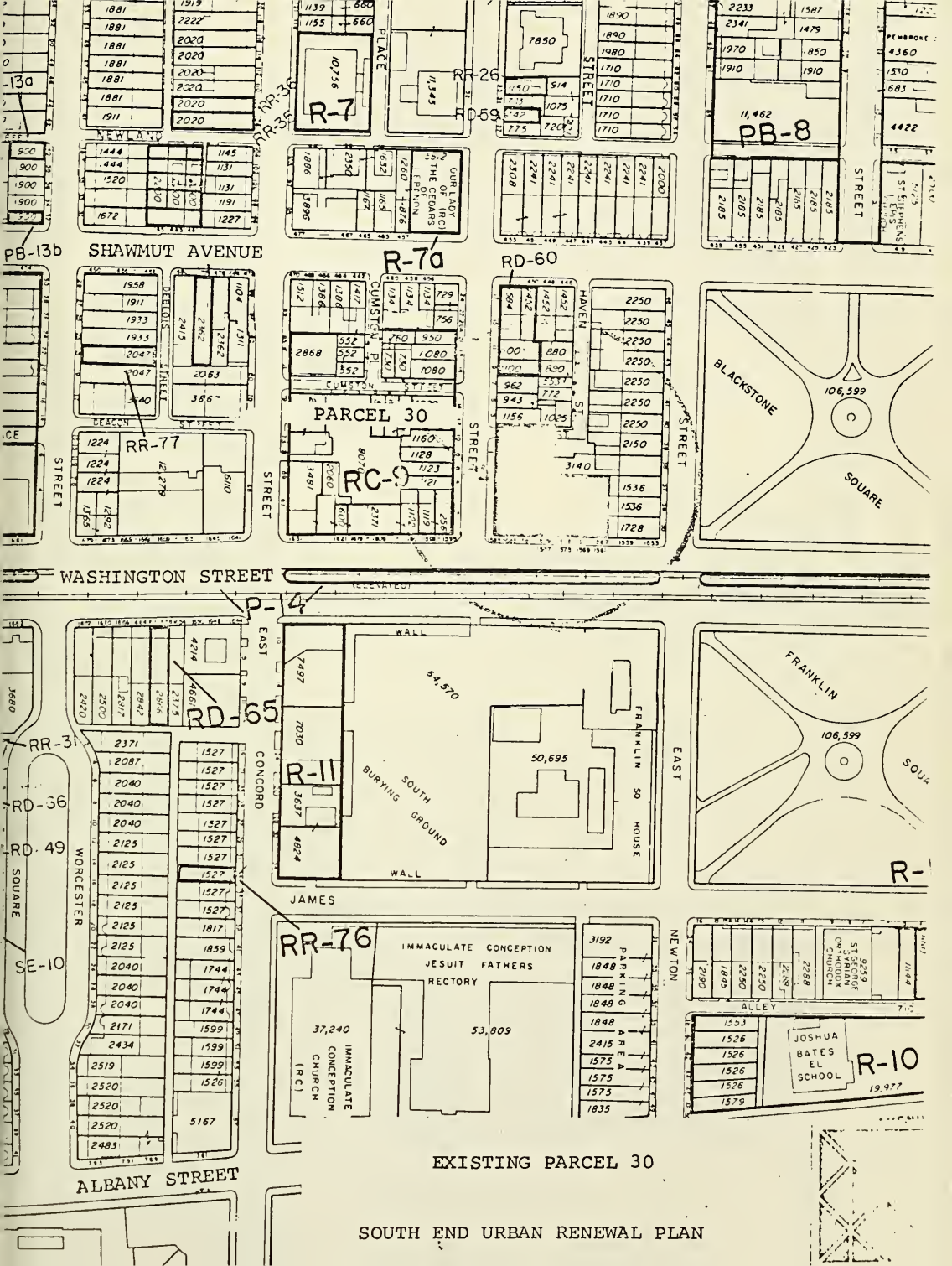
WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 30 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map No. 1, "Property Map," is hereby modified by the addition of the following properties for acquisition for residential rehabilitation:
35 and 36 West Newton Street
2. That Map No. 3, "Reuse Parcels" is hereby modified by the inclusion of 35 and 36 West Newton Street as part of Disposition Parcel 30 (map attached).
3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.



PROPOSED PARCEL 30

FROM: Robert T. Kenney, Director

8 B

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
Proclamer of Minor Modification of the
Urban Renewal Plan
PARCEL RR-17

SUMMARY: This memorandum requests that the Authority
: (1) adopt a minor modification of South End
Urban Renewal Plan, with respect to Parcel
#RR-17, and (2) authorize the Director to
Proclaim by certificate this minor modification.

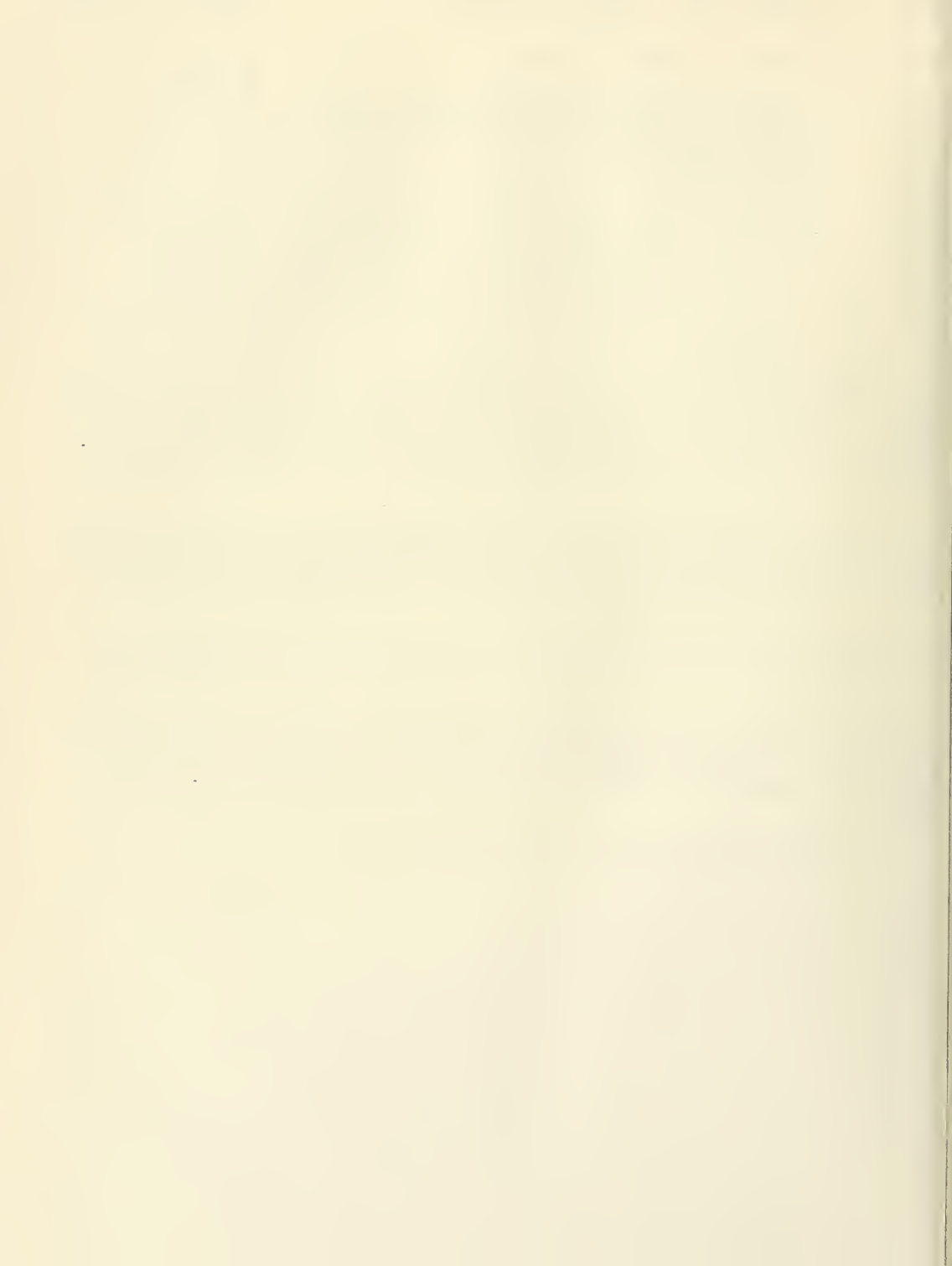
Parcel RR-17 is located at 481-485 Shawmut Avenue in the South End Urban Renewal Area and contains some 6,600 square feet of vacant land. Section 602 of the South End Urban Renewal Plan calls for Parcel RR-17 to be used as a park, residentially oriented open space, or off-street parking.

The abutting owners have requested the subdivision of Parcel RR-17 into lots for use as rear yards. This proposed use is consistent with the Urban Renewal Plan and the lots will be landscaped in accordance with the Urban Renewal Plan standards.

It is, therefore, advisable to subdivide Parcel RR-17 into ten (10) lots, Parcels RR-17 A through J, as shown on the attached Map.

In the opinion of the General Counsel, the proposed modification is minor and does not substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate resolution is attached.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE:MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS.
R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE
THESE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel RR-17 is consistent with the objectives of the South End Urban Renewal Plan; and

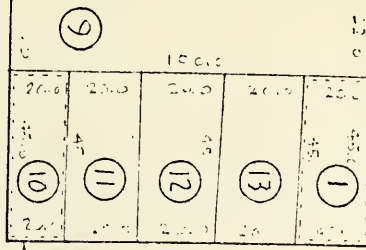
WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map No. 1, "Property Map," is hereby modified by the subdivision of Parcel RR-17 into ten (10) lots numbered RR-17A, to RR-17J as shown on the attached Map.
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
4. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.

STREET



WORCESTER

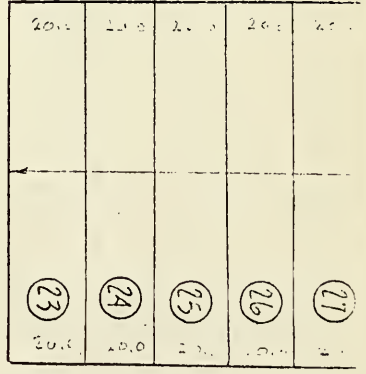
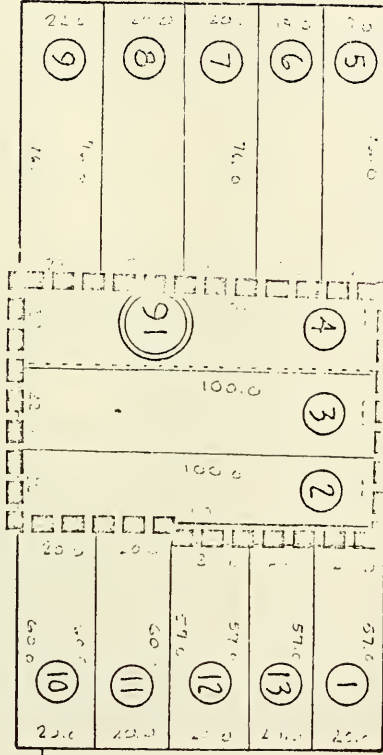
50'

NEWLAND



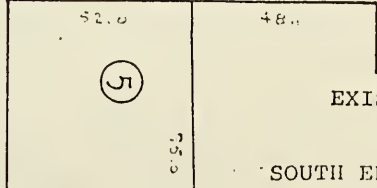
SHAWMUT

AVENUE



WEST CONCORD

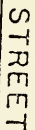
50'



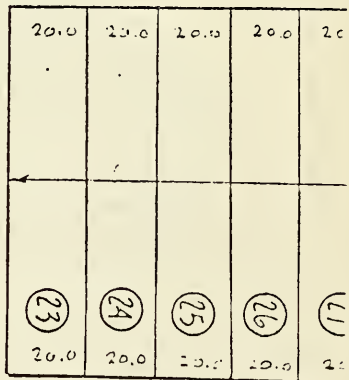
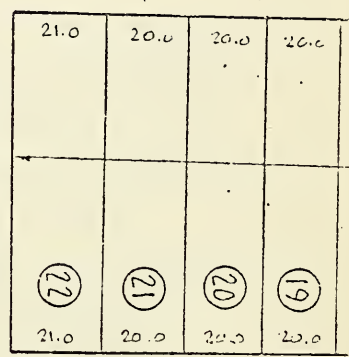
EXISTING PARCEL RR-17

SOUTH END URBAN RENEWAL PLAN

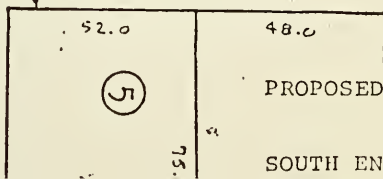




WORCESTER



WEST CONCORD



PROPOSED PARCEL RR-17 A to J

SOUTH END URBAN RENEWAL PLAN



MEMORANDUM

NOVEMBER 8, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF URBAN RENEWAL PLAN
791 TREMONT STREET

Under the South End Urban Renewal Plan, the old Chickering Piano Factory was designated as an excluded parcel. In accordance with the criteria of the Plan, private rehabilitation was commenced on this parcel pursuant to a Rehabilitation Agreement executed on November 14, 1972, between the Authority and the Developer, Piano Craft Guild Associates. As this rehabilitation is in accordance with the Urban Renewal Plan the individuals and businesses relocated from 791 Tremont Street are eligible for relocation benefits.

The relocation plan for both the business and residential displacees was formulated with full review and approval by HUD. However, HUD has recently reviewed this matter and has made a finding that the residential rehabilitation of this structure is not in compliance with the Land Use Map as submitted with the original Urban Renewal Plan. This Map showed this parcel as industrial. Therefore, in order to clarify this discrepancy and to permit the continuance of relocation payments which have been delayed due to this problem, it is necessary that the Land Use Map be amended to show 791 Tremont Street as residential and commercial.

It is therefore recommended that the Authority proclaim a Minor Modification of the South End Urban Renewal Plan amending the Land Use Map as to 791 Tremont Street by changing its designation from industrial to residential and commercial.

An appropriate Resolution is attached.

Attachment

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROCLAIMING MINOR MODIFICATION OF THE
SOUTH END URBAN RENEWAL PLAN
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted on September 23, 1965, and approved by the City Council on December 6, 1965, and requires the development of land in compliance with the Regulations and Controls of the Plan; and

WHEREAS, Section 1201 of said Plan entitled "Modifications", provides that the Urban Renewal Plan may be modified by the Boston Redevelopment Authority; and

WHEREAS, the "Land Use Map" of said Urban Renewal Plan designates the area known as 791 Tremont Street for industrial use;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the "Land Use Map" of the South End Urban Renewal Plan is hereby modified to change the land use for the area known as 791 Tremont Street to commercial and residential.

2. That the proposed modification is found to be minor and does not substantially or materially alter or change the Plan.

3. That all other provisions of said Plan not inconsistent herewith and are continued in full force and effect.

4. That the Director be and hereby is authorized to proclaim by Certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970.

DOK. 71 2652

43

MEMORANDUM

November 8, 1973

TO: BOSOTN REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA
PROJECT NUMBER MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL
PLAN, PARCEL 31A

SUMMARY: This memorandum requests that the Authority (1) adopt a minor modification of the South End Urban Renewal Plan, with respect to Parcel 31A, and (2) authorize the Director to proclaim by certificate, this minor modification.

Parcel 31A is located at Perry, Washington and Laconia Streets in the South End Urban Renewal Area and contains some 25,000 square feet of land. The property is proposed for development by Mr. Thomas Bethoney, owner of the Red Fez Restaurant, which is located on the parcel.

The original proposal for Parcel 31A involved a one story 4,500 square foot building addition and 16 parking spaces. Due to the continued growth of the Red Fez and parking requirements dictated by the Zoning Code, the site plan has been redesigned several times by the redevelopers, architects, Burgemeyer and Opitz, to incorporate a more adequate building expansion plan, and more parking spaces than in the original proposal.

Development of Parcel 31A assumes the discontinuance of Laconia Street, and both the new restaurant addition and the parking are planned to extend over the former right-of-way of this street.

However, the discontinuance of Laconia Street remains blocked by the presence of one remaining private abutter and an underground Edison Transformer Vault at the Washington Street end of Laconia Street. While the Authority has finally received options to purchase the abutting property, a Gas Station at 439 Harrison Avenue, the Edison Vault will take four (4) to six (6) months to relocate.

The parking problem at the Red Fez continues to congest this area, especially on weekends, and the present condition of Parcel 31A, vacant, undeveloped, and unlighted, endangers a crime problem, particularly a case of continuing car theft.

Mr. Bethoney, the owner of the Red Fez Restaurant, has requested final designation of Parcel 31A-1 that is now available between Perry Street and Laconia Street, so that he may proceed with construction of the parking area portion of his proposal. Development at this time would be compatible with the ultimate site plan, and would provide approximately 30 parking spaces on approximately 9,000 square feet.

Therefore, it is recommended that the minor modification of the urban renewal plan be effected, sub-dividing Parcel 31A into Parcels 31A-1, 31A-2 with 31A-1 being the property now available for development.

It is, therefore, advisable to subdivide Parcel 31A into two Parcels, 31A-1 and 31A-2 as shown on attached map.

The proposed modification is minor and does not substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate resolution is attached.

Attachment:

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modification" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided the proposed modifications do not substantially or materially alter or change the Plan; and

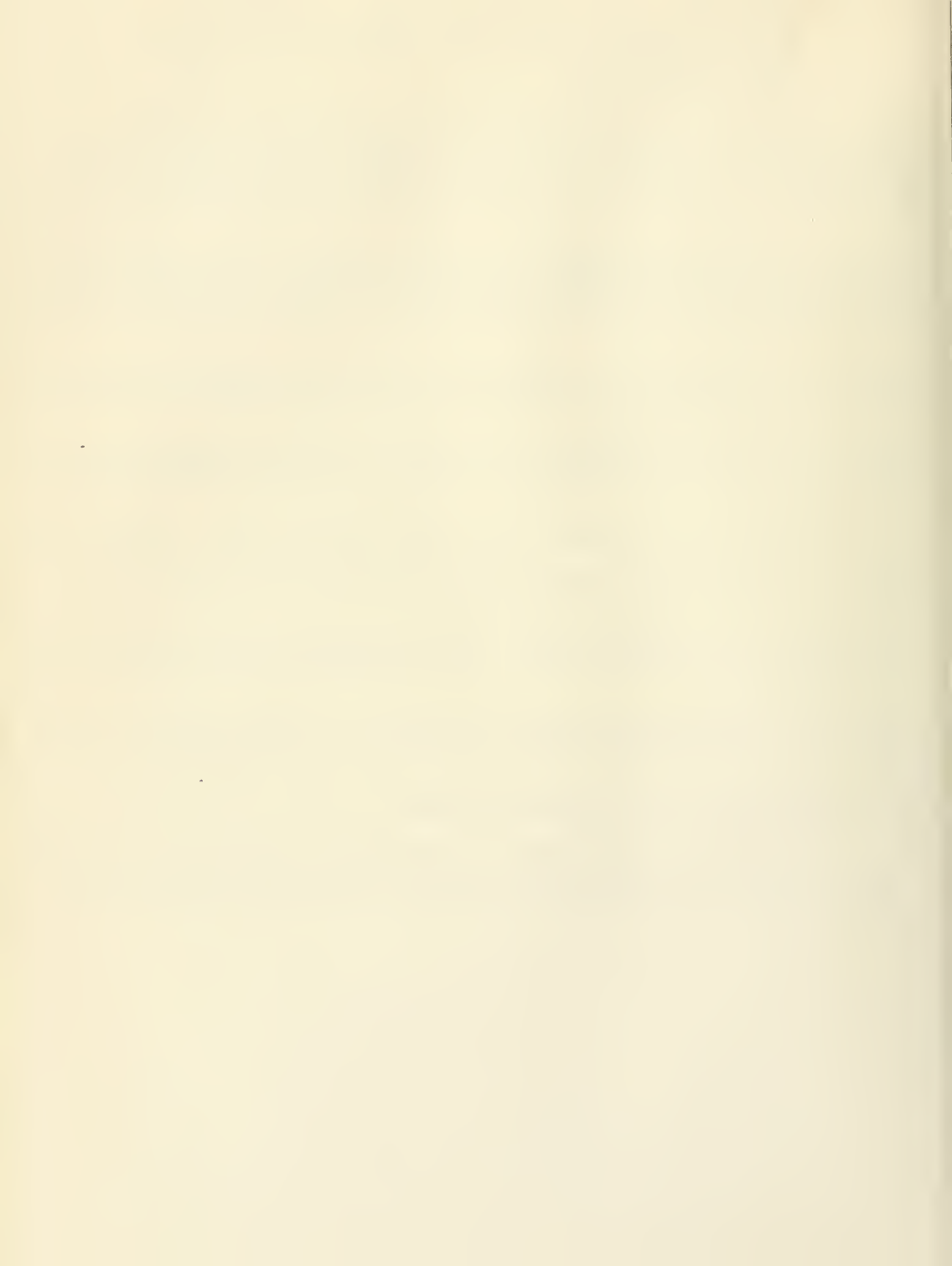
WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 31A is consistent with the objectives of the South End Urban Renewal Plan; and

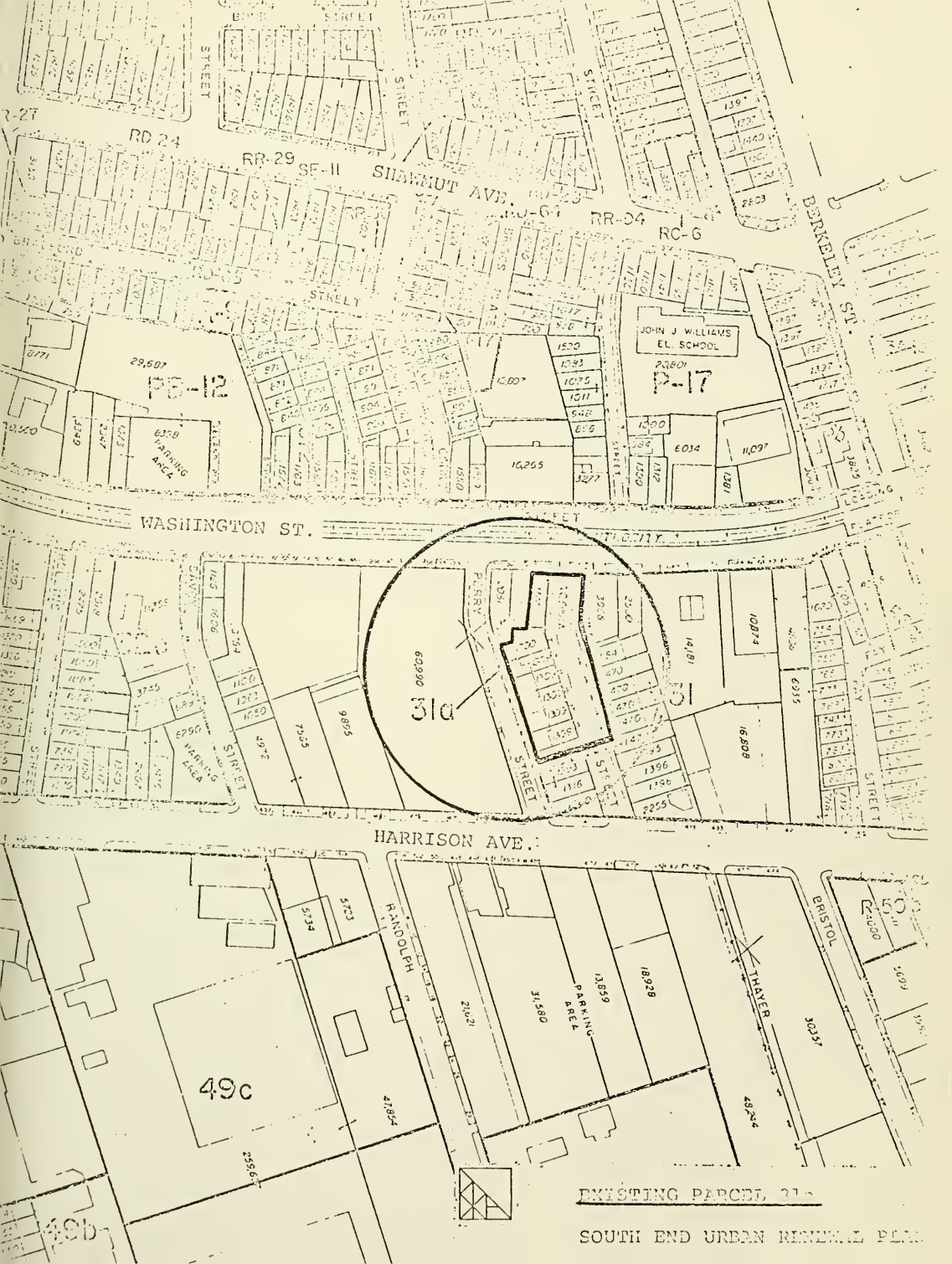
WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

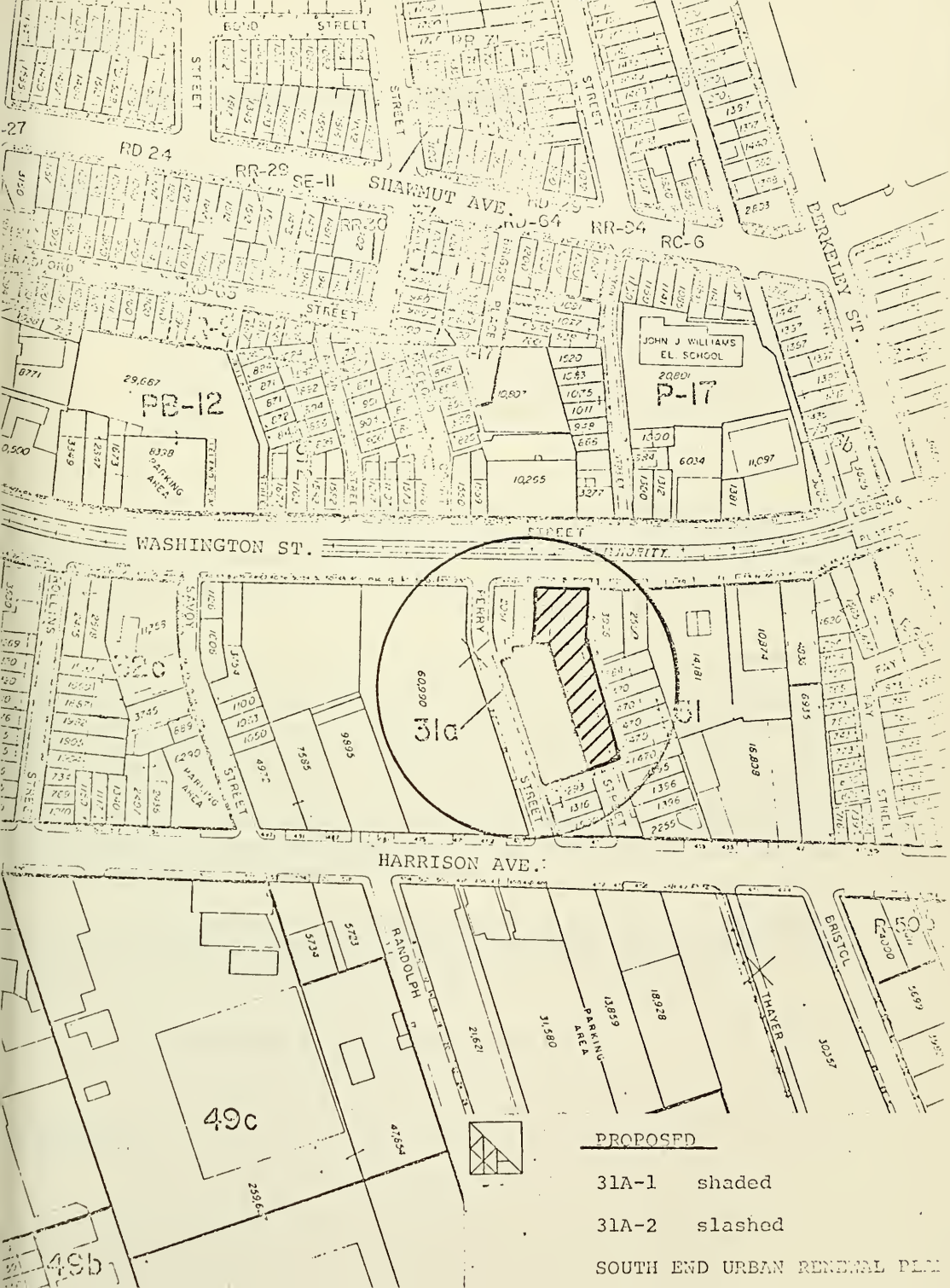
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map No. 1, "Property Map" is hereby modified by the sub-division of Parcel 31A into two parcels, 31A-1 and 31A-2 as shown on the attached map.
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
4. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHN7207.1, circular dated June 3, 1970.







PROPOSED

49A-1 shaded

49A-2 slashed

SOUTH END URBAN RENEWAL PLAN

MEMORANDUM

JAN 3 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA
PROJECT NUMBER MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN
RENEWAL PLAN, PARCEL RC-7

SUMMARY: This memorandum requests that the Authority (1) adopt a minor modification of the South End Urban Renewal Plan, with respect to Parcel RC-7, and (2) authorize the Director to proclaim by certificate, this minor modification.

Parcel RC-7 is located at 255-293 Northampton Street in the South End and contains some 29,500 square feet. Production Auto Body owns over fifty percent of Parcel RC-7 and has expressed an interest in expanding its facilities. Production Auto Body was tentatively designated redeveloper of Parcel RC-7 on October 25, 1973.

The South End Urban Renewal Plan originally proposed acquisition of Parcel RC-7 for ground floor commercial/upper floor residential use. Production Auto Body has been located adjacent to Parcel RC-7 on Northampton Street for fifteen years, employing thirty people and currently requires expansion space. The proposal submitted to the Authority calls for construction of a two-story building with approximately 12,000 square feet of floor space and rehabilitation of existing facilities. This new industrial land use is compatible with the surrounding land uses, and retention of this existing business is appropriate at this location.

Therefore, it is recommended that the minor modification of the urban renewal plan be effected, changing the permitted use on Parcel RC-7 from Residential/Commercial to Industrial.

An appropriate resolution is attached.

Attachment:

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE SOUTH END URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area
was adopted by the Boston Redevelopment Authority on September 23, 1965
and approved by the City Council of the City of Boston on December 6,
1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled "Modifications"
provides that the Urban Renewal Plan may be modified at any time by the
Boston Redevelopment Authority without further approval provided the
proposed modifications do not substantially or materially alter or change
the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification
with respect to Parcel RC-7 is consistent with the objectives of the South
End Urban Renewal Plan; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be
adopted within the discretion of the Authority pursuant to Section 1201
of said Plan;

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and
Resolves of 1972 with respect to minimizing and preventing damage to the
environment;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT
pursuant to Section 1201 thereof of the South End Urban Renewal Plan,
Mass. R-56, be and hereby is amended by:

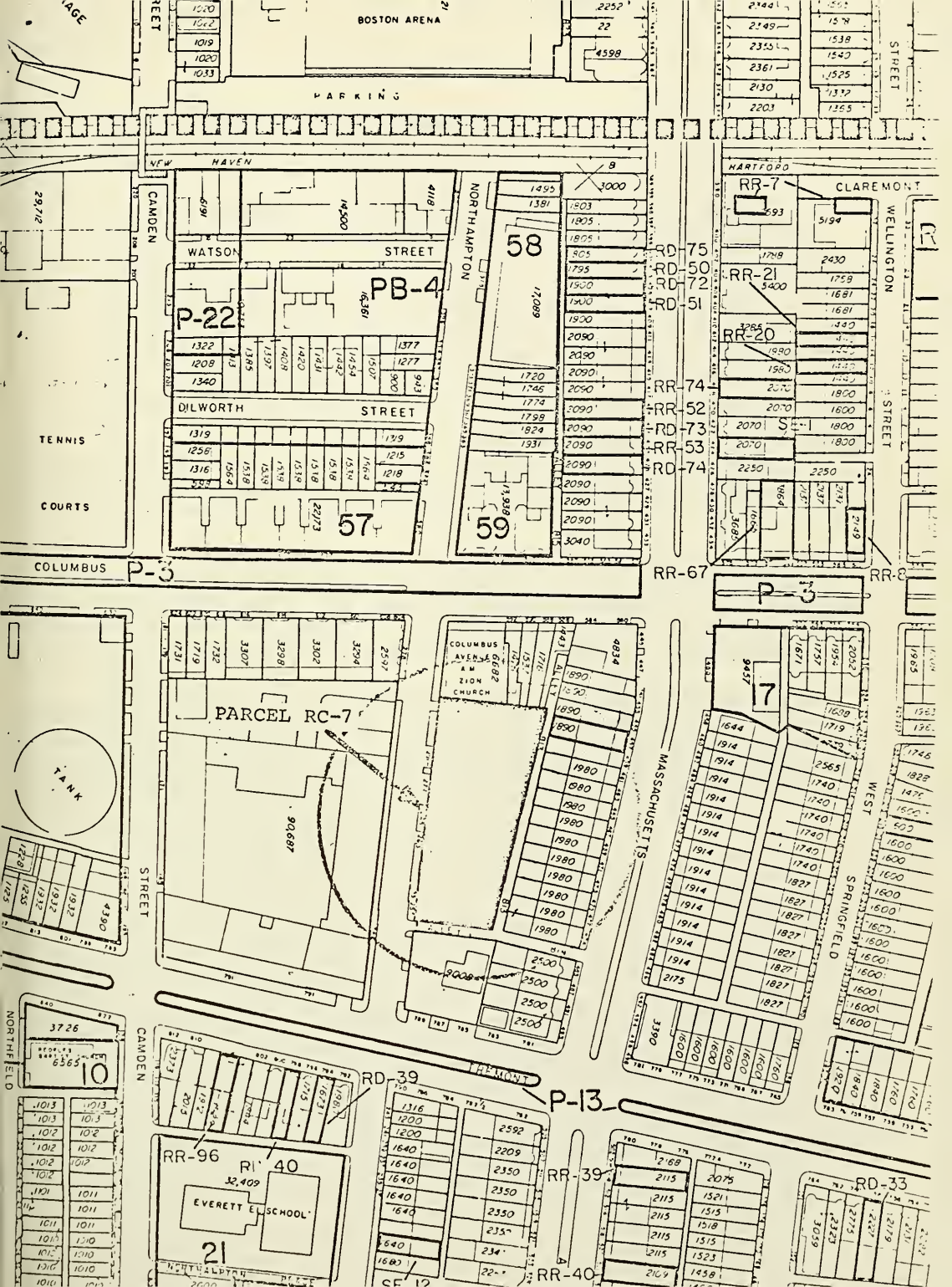
1. That Chapter VI, "Land Use, Building Requirements and Other Controls",
Section 602, Table A "Land Use and Building Requirements" is hereby modified
by changing the Permitted Land Use on Permitted Land Use on Parcel RC-7
from Residential-Upper floors, Commercial and/or Offices - Ground floor to
Industrial.

2. That the proposed modification is found to be a minor modification which
does not substantially or materially alter or change the Plan;

3. That all other provisions of said Plan not inconsistent herewith be and
continue continuing in full force and effect;

4. That the Director be and hereby is authorized to proclaim by certificate
these minor modifications of the Plan, all in accordance with the provisions
of the Urban Renewal Handbook, RHN7207.1, circular dated June 3, 1970.

5. That it is hereby found and determined that the proposed development will
not result in significant damage to or impairment of the environment and
further, that all practicable and feasible means and measures have been taken
and are being utilized to avoid or minimize damage to the environment.



20-2614 January 17, 1974

MEMORANDUM

7-A

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
Proclaimer of Minor Modification of the Urban Renewal Plan
Parcel 17

SUMMARY: This memorandum requests that the Authority (1) reaffirm a minor modification of the South End Urban Renewal Plan, with respect to Parcel 17, and (2) authorize the Director to proclaim by certificate, this minor modification.

Parcel 17 is located at the corner of Massachusetts Avenue and Columbus Avenue in the South End Urban Renewal Area and was finally designated to United South End Settlements (USES) for the construction of a community service center on June 4, 1970.

The Authority also voted a minor modification at the June 4, 1970 Board Meeting which changed the permitted use of Parcel 17 from "Residential/Commercial" to "Offices, Recreation Building". In order to conform with present HUD policy on minor modifications, it is necessary to reaffirm this plan change and proclaim the change by certificate.

Therefore, it is recommended that the minor modification of the South End Urban Renewal Plan changing the permitted use of Parcel 17 from "Residential/Commercial" to "Offices, Recreation Building" noted at the Authority on June 4, 1970 be reaffirmed and that the Director is authorized to proclaim this minor modification by certificate.

An appropriate resolution is attached.

2- 67
4-2-74



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 1, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 17 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AUTHORITY THAT

pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

. Deleting, on Page 14 under the heading "Table A: Land Use and Building Requirements" opposite reuse parcel number "17a,b," the words "Residential-upper floors, Commercial-ground floor (1)," and inserting in place thereof the following words: "-Offices, Recreation Building".

. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;

. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHN7207.1, circular dated June 3, 1970.

. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.



This is a detailed street map of a section of Springfield, Massachusetts. The map shows a grid of residential lots, many of which are numbered. Key streets include RR-21, RR-20, RR-74, RR-52, RR-73, RR-53, RR-74, RR-67, P-3, COLUMBUS P-3, P-3, C-7, P-13, RD-39, RD-40, RD-34, RD-37, RD-38, RD-35, RD-33, RD-31, RR-52, RR-51, and WEST CONCORD. The map also shows landmarks such as the METHODIST CHURCH and BAPTIST CHURCH. The map is oriented with North at the top.

MEMORANDUM

FEBRUARY 28, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF URBAN RENEWAL PLAN

Summary: This memorandum requests that the Authority adopt several minor modification of the South End Urban Renewal Plan with respect to Disposition Parcels 19c and PB-7; and authorize the Director to proclaim by certificate these minor modifications.

Parcels 19c and PB-7 were altered in dimensions by a previous proclaimer of minor modification voted by the Board on June 28, 1973. The substance of this previous proclaimer was accepted by the Department of Housing and Urban Development subject to an explanatory amendment as to "the properties on Tremont Street between West Dedham Street and the Church of Our Lord Jesus Christ of the Apostolic Faith...and the properties on West Canton Street at Newland Street .

The properties located at 610-626 Tremont Street ,RR - 58 through RR-66 , which were originally scheduled for clearance and new construction, have been found to be feasible for rehabilitation. These properties have in fact been conveyed to the Emergency Tenants Council and the rehabilitation of 71 units is complete.

The properties located at 628-638 Tremont Street, originally scheduled in the Plan for clearance for the construction of new housing, were found to be feasible for rehabilitation. The retention of these buildings is consistent with the objectives of the Urban Renewal Plan, the developer, and the South End Historical District. These properties, formerly part of Parcel 19c, will be designated as Parcels RD-78 through RD-81.

The property located at 45-51 West Canton Street, originally scheduled in the Plan for clearance for the construction of recreational and institutional buildings, was found to be feasible for rehabilitation. The structure, formerly part of Parcel PB-7, is now designated as Parcel RD-71 and has been conveyed to the Emmanuel Gospel Center. The building is presently being rehabilitated as a community center in conformance with the intention of the Urban Renewal Plan.

In addition, a piece of land known as Parcel RD-71A, located adjacent to Parcel RD-71, will be retained for parking by the Emmanuel Gospel Center. A minor modification is therefore necessary to delete these properties (RD-71, RD-78-81, RR58 -RR66) from clearance to be retained for rehabilitation.

It has been determined that said modifications are minor in nature in that they do not constitute a fundamental change in the overall project nor do they materially or substantially alter or change the Plan.

An appropriate Resolution is attached.

Attachment

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
OF THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 AND
AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE MINOR MODIFICATIONS.

WHEREAS, The Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Chapter 6, Table A of said Urban Renewal Plan, entitled: "Land Use and Building Requirements" designates certain permitted uses and building requirements for Parcels 19c and PB-7; and

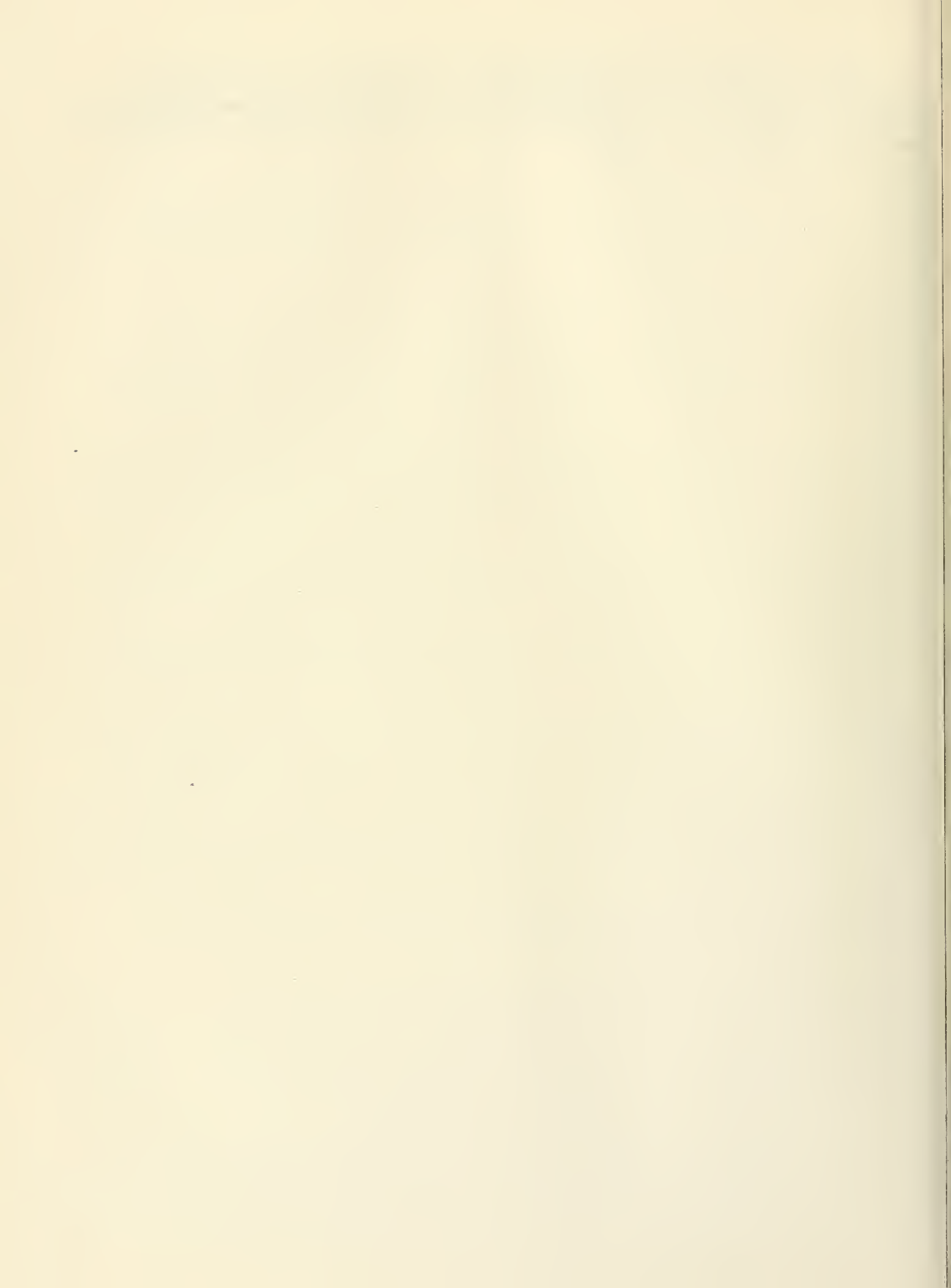
WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment:

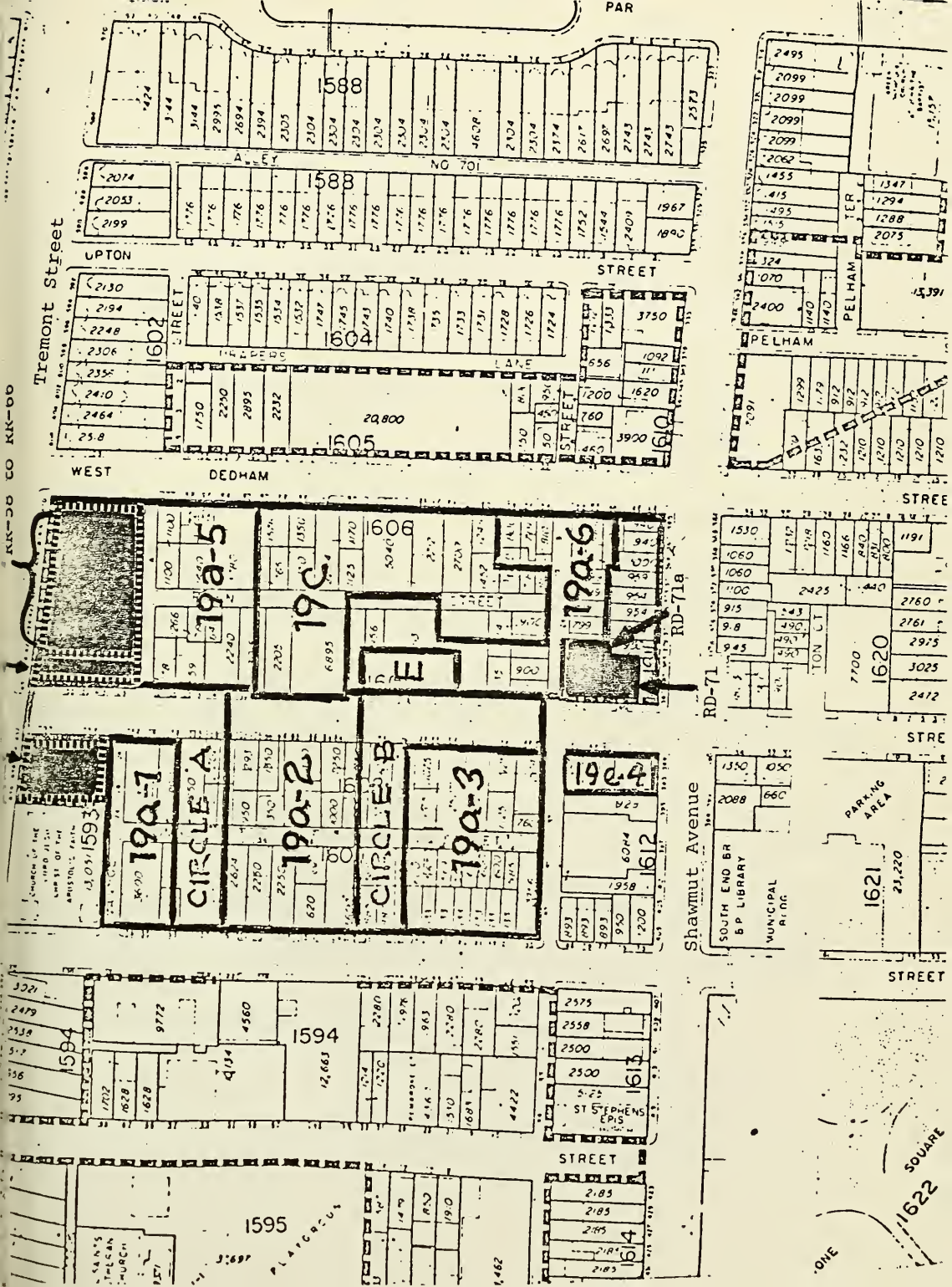
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Map No. 3 of said Urban Renewal Plan, entitled "Reuse Parcels" is hereby modified by the inclusion of Parcels RR-58-RR-66, RD-71, RD-71A and RD-78-RD 81 as shown in the attached modification.
2. That Parcels RR-58-RR-66, and RD78-RD81 be included in section 602 of said Urban Renewal Plan as having the same permitted land use, planning and design requirements as originally listed for Parcel 19c.
3. That Parcels RR-58-RR-66, RD-71 and RD-78-RD81 are subject to section 602, Planning and Design Requirement, "E".
4. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.
5. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.
6. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.



7. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Plan Handbook, RHM 7207.1 Circular dated June 3, 1970.





KN-30 TO KN-00

PAR

Tremont Street

ALLEY

NO 701

UPTON

STREET

WEST

DEDHAM

RD-71

Shawmut Avenue

SOUTH END BR
B.P. LIBRARY

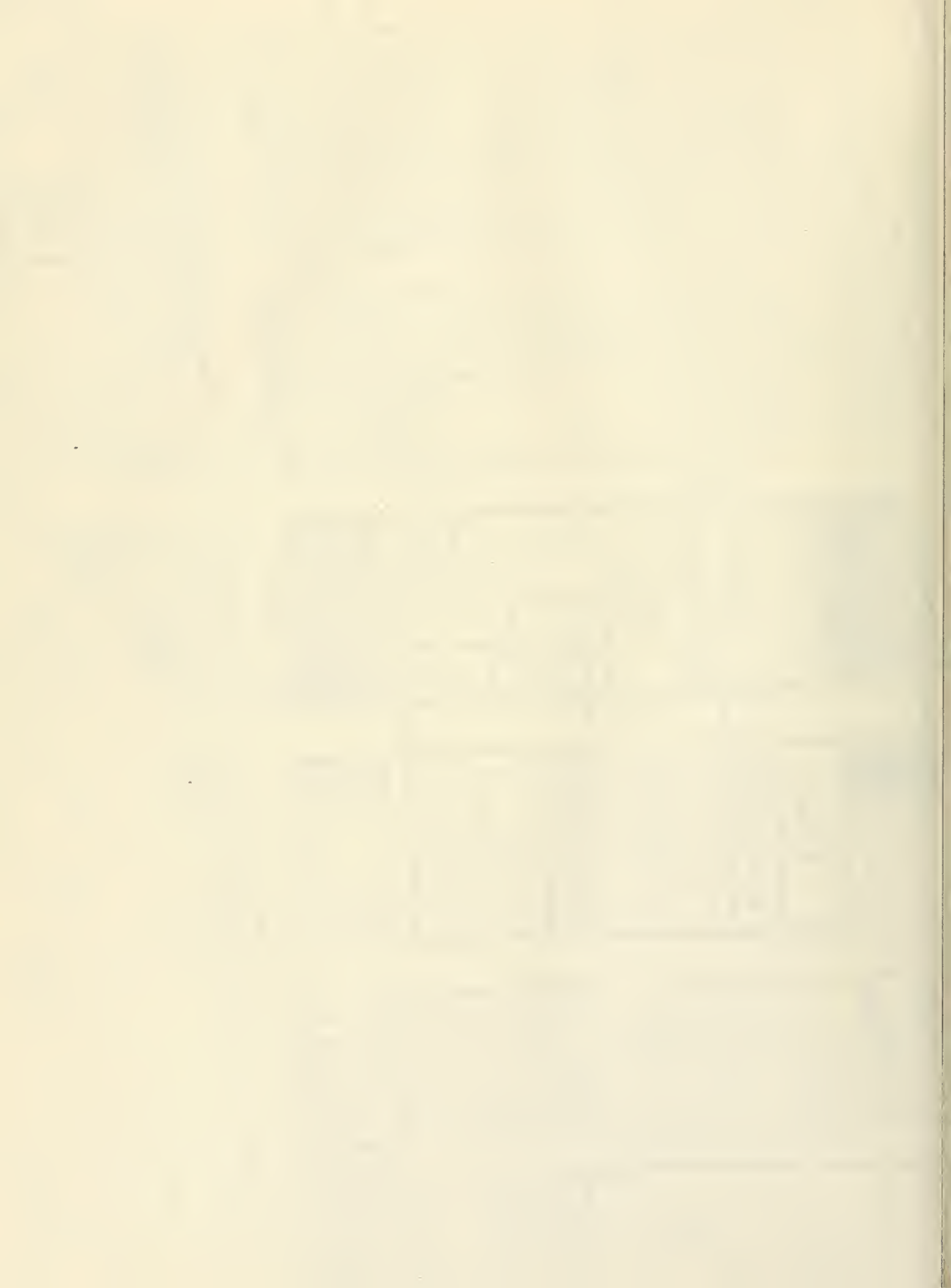
MUNICIPAL
RING

PARKING
AREA

SQUARE

ONE

1622



Dox # 2768

May 2, 1974

JB

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
Proclamer of Minor Modification of the
Urban Renewal Plan
Parcel RD-76

SUMMARY: This memorandum requests that the Authority
(1) adopt a minor modification of South End
Urban Renewal Plan, with respect to Parcel RD-76,
and (2) authorize the Director to Proclaim by
certificate this minor modification.

Parcel RD-76 is located on West Haven Street in the South End Urban Renewal Area and contains some 2,215 square feet of vacant land. Section 602 of the South End Urban Renewal Plan calls for the parcel to be used as a park, residentially oriented open space, or off-street parking.

The abutting owners have requested the subdivision of Parcel into lots for use as rear yards. This proposed use is consistent with the Urban Renewal Plan and the lots will be landscaped in accordance with the Urban Renewal Plan standards.

It is, therefore, advisable to subdivide Parcel RD-76 into four (4) lots, Parcels RD-76A through D, as shown on the attached Map.

In the opinion of the General Counsel, the proposed modification is minor and does not substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE:MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS.
R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE
THESE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel RD-76 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be made within the discretion of the Authority pursuant to Section 1201 of the Plan;

THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

That the Urban Renewal Plan, as amended, be and hereby is amended by:

That Map No. 1, "Property Map," is hereby modified by the subdivision of Parcel RD-76 into four (4) lots numbered RD-76A to RD-76D as shown on the attached Map.

That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;

That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan; all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.

WEST RUTLAND ST.

NEWLAND ST.

45'-9"

49'-0"

12'-0"

17'-0"

17'-0"

17'-0"

22'-0"

WILEY
#27

T.V.C.
#29

GREEN
#31

B.R.A.
#33

R.R.-26

15'

45'-0"

RD-76 A

RD-76 B

RD-76 C

RD-76 D

15'

73'-10"

WEST HAVEN ST.

PROPOSED PARCEL RD 76
A to D

MEMORANDUM

6A

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
PARCEL P-10/822-840 Tremont Street

SUMMARY: This memorandum requests that the Authority (1) adopt a minor modification of the South End Urban Renewal Plan, with respect to Parcel P-10 and (2) authorize the Director to proclaim by certificate this minor modification.

Parcel P-10 is a two-story building located on Tremont Street, between Camden and Northfield Streets, in the South End Urban Renewal Area. Section 602 of the South End Urban Renewal Plan calls for this parcel, with a land area of 3,726 square feet, to use as a park, providing open space for the abutting church.

People's Baptist Church, the abutting owner to the rear of this lot, has requested that the existing BRA-owned building on this site not be demolished but rather be conserved for rehabilitation. People's Baptist Church has previously developed the 135-unit Camfield Gardens residential developed adjacent to its church facility. The parcel will be used for church related programs in accordance with the Urban Renewal Plan standards.

In order to change the intended use and building requirements, existing Parcel P-10 will be eliminated from the Plan. A new parcel, Parcel 60, will be added covering the same property and area as P-10. With new permitted "uses". Institutional/Commercial, and design controls subject to Authority approval.

In the opinion of the General Counsel, the proposed modification is minor and does not substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END
URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 AND
AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel P-10 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972, with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map No. 3 of said Urban Renewal Plan, entitled "Reuse Parcels", is hereby modified by the deletion of Parcel P-10 as shown in the attached modification;

2. That Parcel 60 be included in Section 602 of said Urban Renewal Plan with permitted land use, planning and design requirements as follows:

Land Use	Min. (in ft.)	Height	Max. Net Density	Min. Pkg. Ratio	Planning & Design Requir.
Parcel 60	Institutional	12	40	N/A	B

3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;

That it is hereby found and determined that the proposed development will not result in a significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

That the Director be and hereby is authorized to proclaim by Certificate these minor modifications of the Plan; all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 1970.



COLUMBUS

P-3

P-5

BENTON

16

742

Tremont

Street

New Parcel 60

DITMUS COURT

LATTIMORE COURT

TROTTER

COURT

LENOX ST.

HOUSING

AUTHORITY

MASS 2-4

RR-96 R 40
32,409
EVERETT E. SCHOO

21

POSITION HOUSING AUTHORITY
CAMDEN ST DEVELOPMENT

July 18, 1974

6A

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE
URBAN RENEWAL PLAN
PARCEL 49b

SUMMARY: This memorandum requests that the Authority (1) adopt a minor modification of South End Urban Renewal Plan, with respect to Parcel 49b and (2) authorize the Director to proclaim by certificate this minor modification.

Parcel 49b is located on Union Park and Albany Streets in the South End Urban Renewal Area and contains 17, three story brick row houses and approximately 14,000 square feet of industrial property. As of June 27, 1974, 15 of the buildings were owned by the Authority. Section 602 of the South End Urban Renewal Plan calls for the parcel to be cleared for light industrial development.

With the support of the South End Project Area Committee, the tenants have petitioned the Authority to change the planned use of a portion of Parcel 49b (shown as map #1) from light industrial to residential which would allow the retention and rehabilitation of these structures. Development priority for the sale of the buildings would be given to the tenants presently living in the buildings.

The modification to residential use will allow the retention of these dwelling units which are an important South End housing resource. It is, therefore advisable that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by changing the use of Parcel 49b as shown on the attached maps.

The proposed modification is minor and does not substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate resolution is attached.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF
THE SOUTH END URBAN RENEWAL AREA, PROJECT NO.
MASS. R-56 AND AUTHORIZATION TO PROCLAIM BY
CERTIFICATE THESE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 49b is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Chapter VI, "Land Use, Building Requirement and Other Controls", Section 602, Table A "Land Use and Building Requirements" is hereby modified by changing the Permitted Land Use on a portion of Parcel 49b from Light-Industrial to Residential, as shown on map #1.
2. That Chapter VI, "Land Use, Building Requirement and Other Controls", Section 602, Table A "Land Use and Building Requirements" for the portion of Parcel 49b shown on map #2 will remain as Light-Industrial.

3. That the residential portion of 49b as shown on map #1 will be subject to rehabilitation in accordance with Authority guidelines and controls.

4. That the residential portion of Parcel 49b shall be numbered as follows, as shown on map #3:

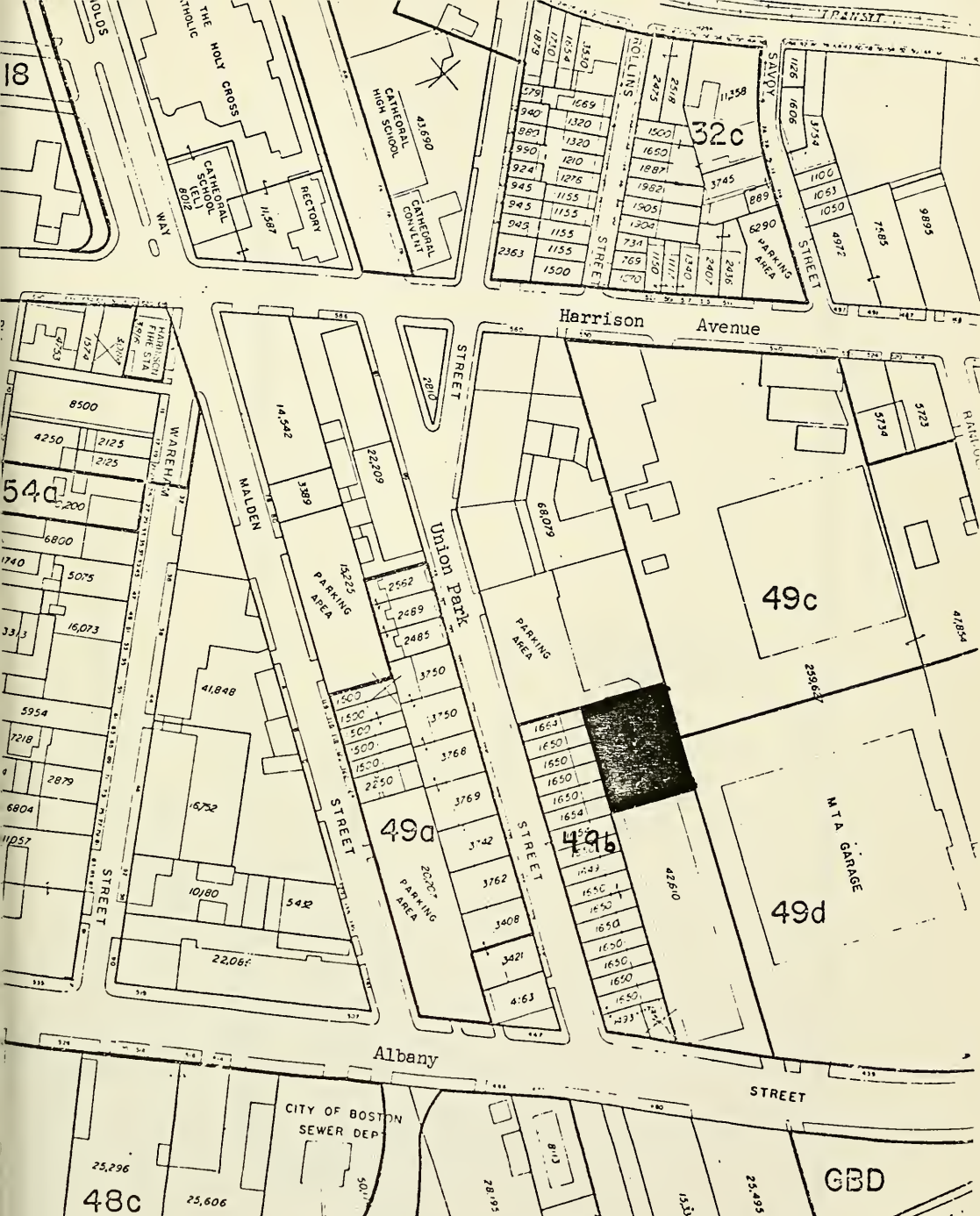
102	Union Park Street	Parcel #	49b-102
104	Union Park Street	Parcel #	49b-104
106	Union Park Street	Parcel #	49b-106
108	Union Park Street	Parcel #	49b-108
110	Union Park Street	Parcel #	49b-110
112	Union Park Street	Parcel #	49b-112
114	Union Park Street	Parcel #	49b-114
116	Union Park Street	Parcel #	49b-116
118	Union Park Street	Parcel #	49b-118
120	Union Park Street	Parcel #	49b-120
122	Union Park Street	Parcel #	49b-122
124	Union Park Street	Parcel #	49b-124
126	Union Park Street	Parcel #	49b-126
128	Union Park Street	Parcel #	49b-128
130	Union Park Street	Parcel #	49b-130
132	Union Park Street	Parcel #	49b-132
134	Union Park Street	Parcel #	49b-134
469	Albany Street	Parcel #	49b-469

5. That the proposed is found to be a minor modification which does not substantially or materially alter or change the Plan;

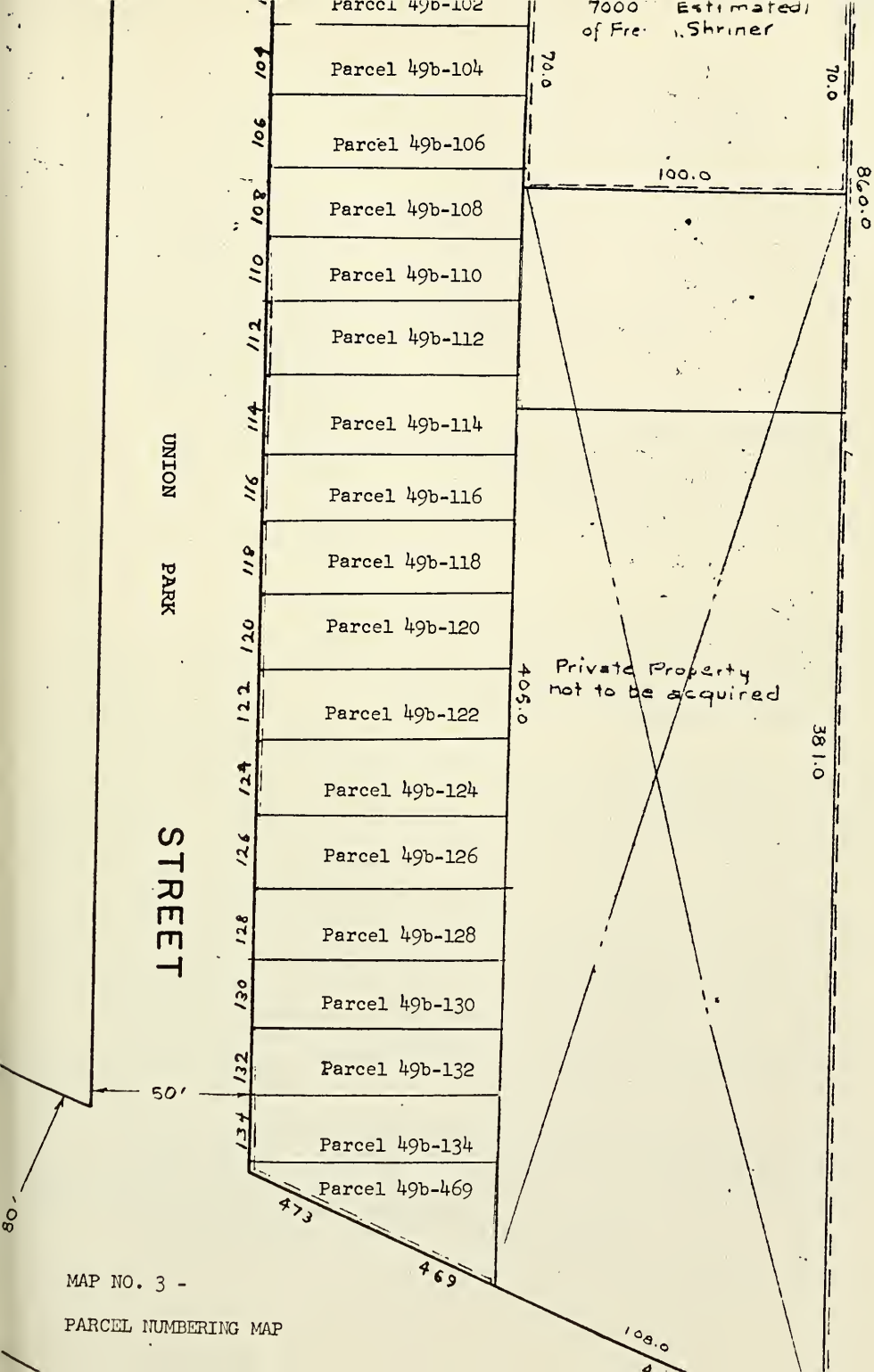
6. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

7. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

8. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHN7207.1, circular dated June 3, 1970.



MAP NO. 2
PORTION OF PARCEL 49b WITH
USE REMAINING AS INDUSTRIAL



MAP NO. 3 -

PARCEL NUMBERING MAP

Doc # 2876
7F
July 31, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, (MASS. R-56)
PROCLAIMER OF MINOR MODIFICATION OF THE
URBAN RENEWAL PLAN
DISPOSITION PARCEL #30

SUMMARY: This memorandum requests that the Authority (1) adopt a minor modification of the South End Urban Renewal Plan with respect to Disposition Parcel 30; and (2) authorize the Director to proclaim by certificate this minor modification.

Disposition Parcel 30 is located at Haven, Rutland and Washington Streets in the South End Urban Renewal Area and contains some 15,643 square feet. Parcel was tentatively designated by the Authority on June 28, 1973 to South End Building Systems, Inc., for housing construction.

The South End Building Systems is working towards a financing commitment from the Massachusetts Housing Finance Agency. On October 11, 1973 the Authority adopted a minor modification to include two adjacent buildings, Nos. 35 and 36 West Newton Street, to Parcel 30. These fire damaged buildings are now to be rehabbed privately and should be deleted from the parcel.

Three other buildings Nos. 3, 5, and 7 Rutland Street, adjacent to Parcel 30 were recently demolished by the City of Boston. The remaining vacant land, approximately 3,000 square feet could be incorporated in the South End Building Systems proposal.

It is therefore advisable to add the acquisition of 3, 5, and 7 Rutland Street to the South End Urban Renewal Plan and delete 35 and 36 West Newton Street from the South End Urban Renewal Plan. The Parcel 30 boundary will be changed accordingly as shown on Map # 2.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF
THE SOUTH END URBAN RENEWAL AREA, PROJECT NO.
MASS. R-56 AND AUTHORIZATION TO PROCLAIM BY
CERTIFICATE THESE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 30 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

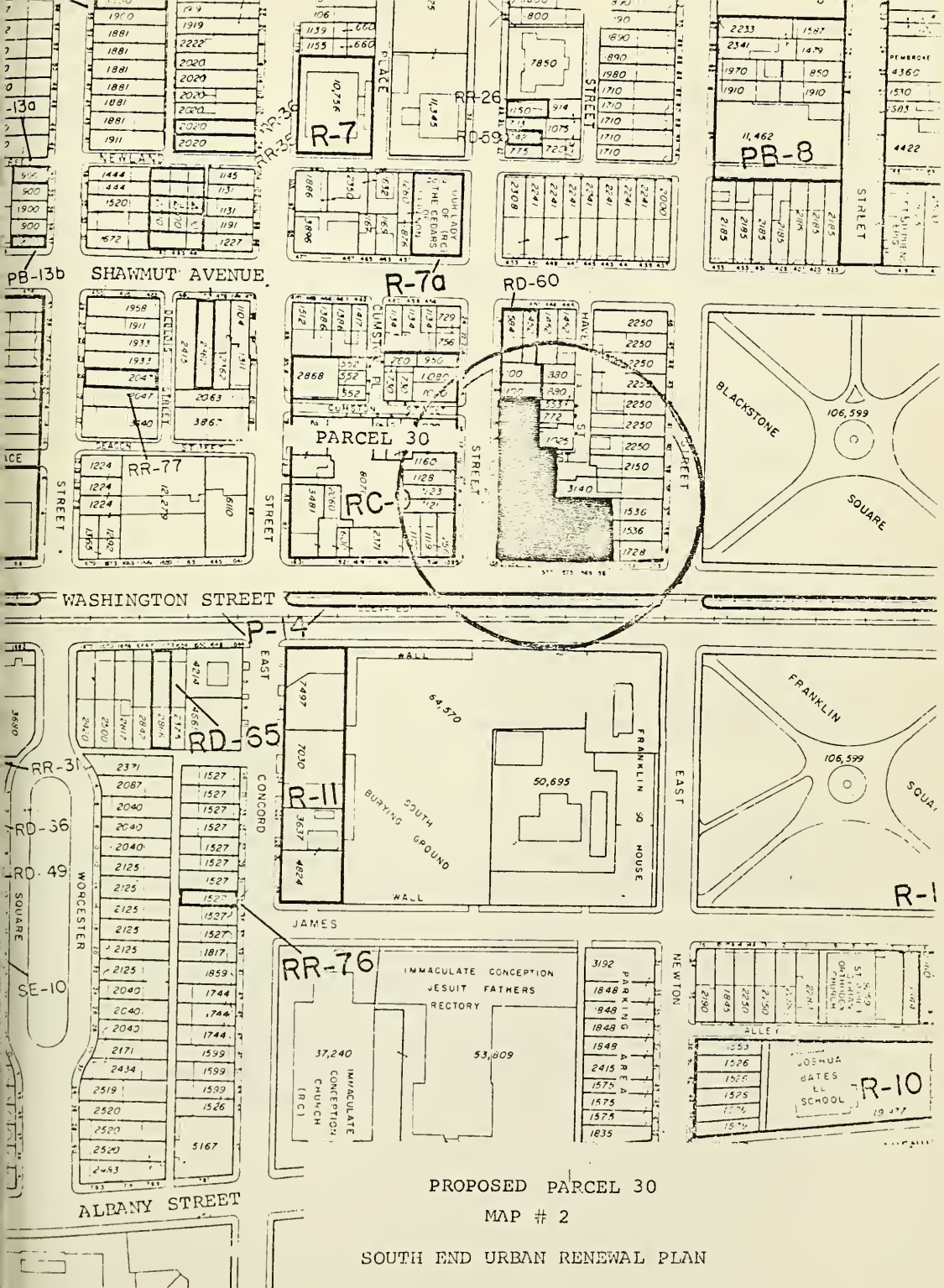
WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map No. 1, "Property Map," is hereby modified by the addition of Nos. 3, 5, and 7 Rutland Street and by the deletion of Nos. 35-36 West Newton Street;
2. That Map. No. 3, "Reuse Parcels" is hereby modified by the inclusion of Nos. 3, 5, and 7 Rutland Street as part of Disposition Parcel 30 and the deletion of Nos. 35 and 36 West Newton Street from Disposition Parcel 30 (map attached);
3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.



MEMORANDUM

August 15, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE
URBAN RENEWAL PLAN
EMERGENCY TENANTS' COUNCIL
PHASE II REHAB

SUMMARY: This memorandum requests that the Authority (1) adopt a minor modification of the South End Urban Renewal Plan with respect to Disposition Parcel 19; and (2) authorize the Director to proclaim by certificate this minor modification.

The Authority designated the Emergency Tenants' Council as redeveloper of the Parcel 19 area on December 11, 1969. Since that time the Emergency Tenants' Council has successfully completed a major rehabilitation program on Tremont Street, West Newton Street, and Shawmut Avenue. The Emergency Tenants' Council has also recently completed construction of a 200 unit Elderly Housing Tower which is scheduled for occupancy in August.

The Emergency Tenants' Council is now preparing a second phase rehabilitation program. Several Authority owned and City Owned buildings are committed for the Phase II rehabilitation program. In addition, three privately owned buildings have been requested for inclusion by the developer.

These three buildings, No. 334,395 and 401, Shawmut Avenue are adjacent to property rehabilitated by the Emergency Tenants' Council. Two of the owners have requested hardship takings by the Authority and the third is willing to negotiate a sale. The inclusion of these properties in the Emergency Tenants' Council Phase II Rehabilitation will remove deteriorated buildings from the Parcel 19 area and provide badly needed housing units.

It is therefore advisable to add the acquisition of Nos. 334,395 and 401 Shawmut Avenue to the South End Urban Renewal Plan.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 19 area is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

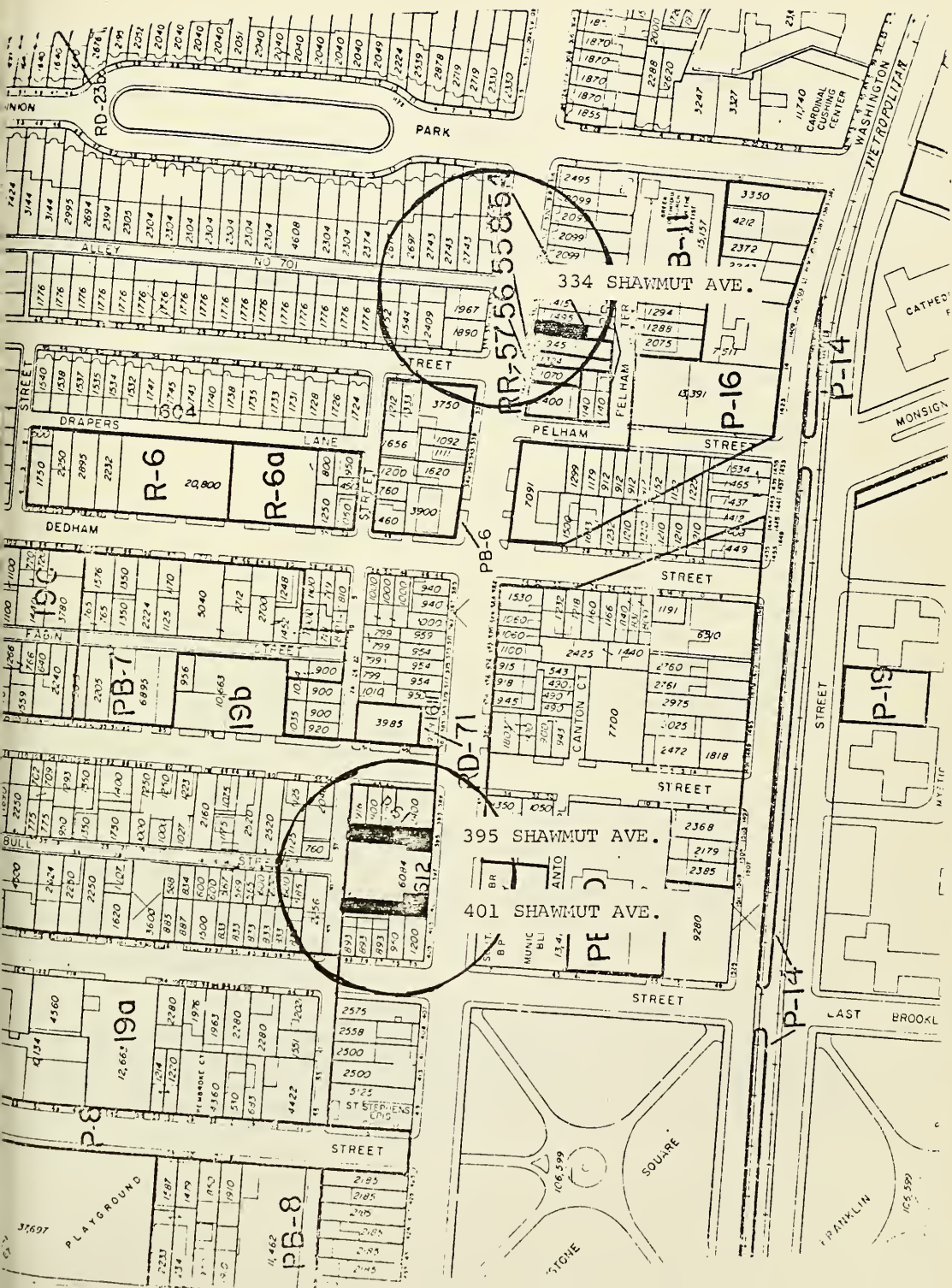
WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map No. 1, "Property Map", is hereby modified by the addition of numbers 334,395, and 401 Shawmut Avenue.
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.



MEMORANDUM

October 16, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE
URBAN RENEWAL PLAN/PARCEL 14

SUMMARY: This memorandum requests that the Authority modify the South End Urban Renewal Plan by (1) sub-dividing Parcel 14 to form an additional parcel, 14a; (2) to change the "permitted" use for Parcel 14 from "residential and commercial" to "institutional and parking"; (3) delete Benton Street from Parcel 14; (4) authorize the Director to proclaim by certificate this Minor Modification.

Parcel 14 is located on Tremont Street between Benton and Burke Streets in the South End Urban Renewal Area. This parcel contains some 20,125 square feet of vacant land. Section 602 of the South End Urban Renewal Plan calls for Parcel 14 to be developed for residential and commercial use. Section 1201 of said plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority.

In order to accomodate the additional need for employee parking and facilitate access for service deliveries for the manufacturing tenants located at 716 Columbus Avenue together with the proposed new Bethel Tabernacle Pentecostal Church, it is recommended that: (1) Parcel 14 be sub-divided to create a new Parcel 14a; (2) The permitted use for Parcel 14 and 14a be changed from residential and commercial to institutional and parking respectively.

Additionally, this memorandum requests that the closing of Benton Street between Columbus Avenue and Tremont Street be deleted from the plan and that the boundary line of Parcel 14 be moved from the northerly to the southerly side of Benton Street, thus decreasing the size of Parcel 14 by approximately 2,625 square

feet. The retention of Benton Street as an open street for traffic is necessary for traffic circulation for the proposed new Carter School.

Parcel 14 would now contain approximately 12,600 square feet and Parcel 14a would contain approximately 4,900 square feet.

Finally, it is requested that the Director be authorized to proclaim by certificate, this minor modification.

The proposed modification is minor and does not substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 14 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

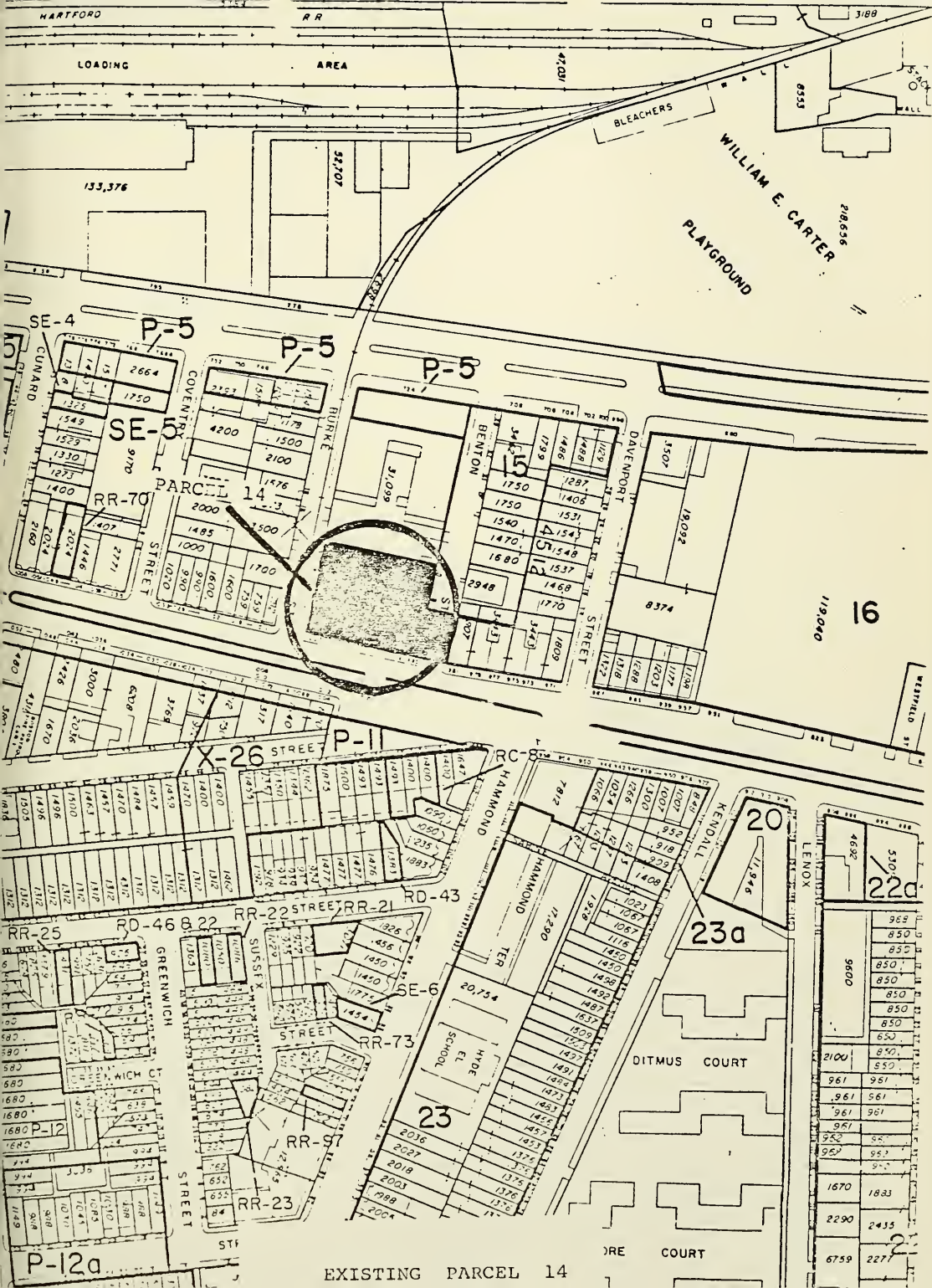
1. That Map No. 1 "Property Map", is hereby modified by moving the boundary line of Parcel 14 from the northerly to the southerly side of Benton Street.
2. That Map No. 5 "Proposed Rights-of-Way", is hereby modified by allowing Benton Street to remain open to traffic as shown on the attached map.
3. That Map No. 3 "Re-use Parcels", is hereby modified by indicating the sub-division of Parcel 14 and addition of Parcel 14a.

4. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;

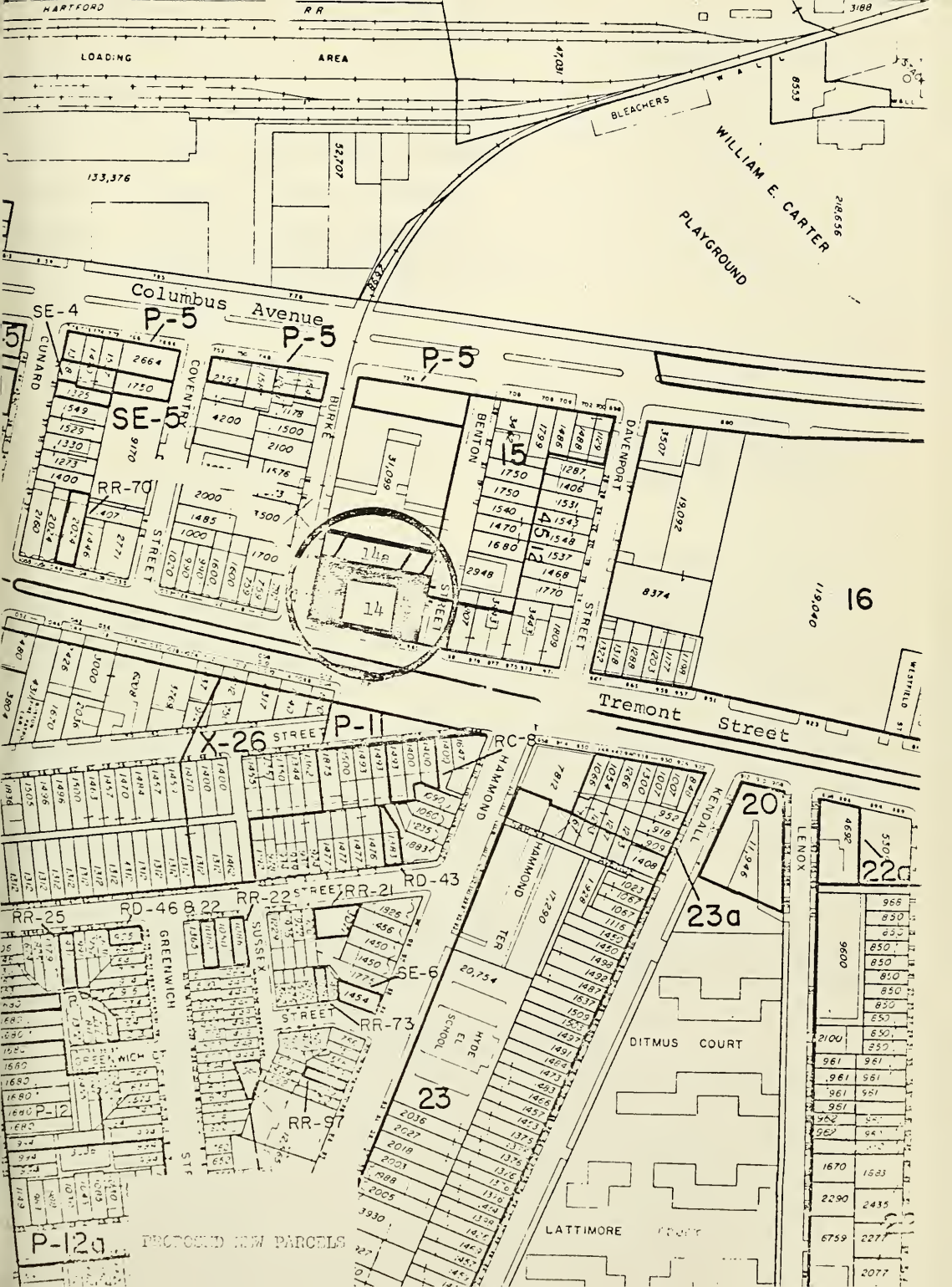
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

7. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan; all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.



EXISTING PARCEL 14



October 16, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA,
PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION
OF URBAN RENEWAL PLAN
PARCEL PB-3

SUMMARY: This memorandum requests that the Authority:
(1) Adopt a minor modification of the South End Urban Renewal Plan with respect to Parcel PB-3; and (2) Authorize the Director to proclaim by certificate this minor modification.

Parcel PB-3 in the South End Urban Renewal Area is bounded by Columbus Avenue, Dartmouth Street, a public alley adjacent to the Bancroft School, and West Canton Street. Parcel PB-3 contains the existing Bancroft School as well as the Boston School Committee Building used for apprenticeship and journeyman classes. The remainder of the parcel is residential or residential/commercial in character.

The South End Urban Renewal Plan originally called for the use of this parcel to serve as the replacement site for the Bancroft School. However due to the population shift, which indicates no necessity for the proposed facility; the need for additional housing resources for the community and, in order to prevent the encroachment of blight, expansion of the school does not appear feasible. The existing school buildings will remain in the ownership of the School Department.

In the opinion of the General Counsel, the proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF
THE SOUTH END URBAN RENEWAL AREA, PROJECT NO.
MASS. R-56 AND AUTHORIZATION TO PROCLAIM BY
CERTIFICATE THESE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel PB-3 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of Chapter 30, Section 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

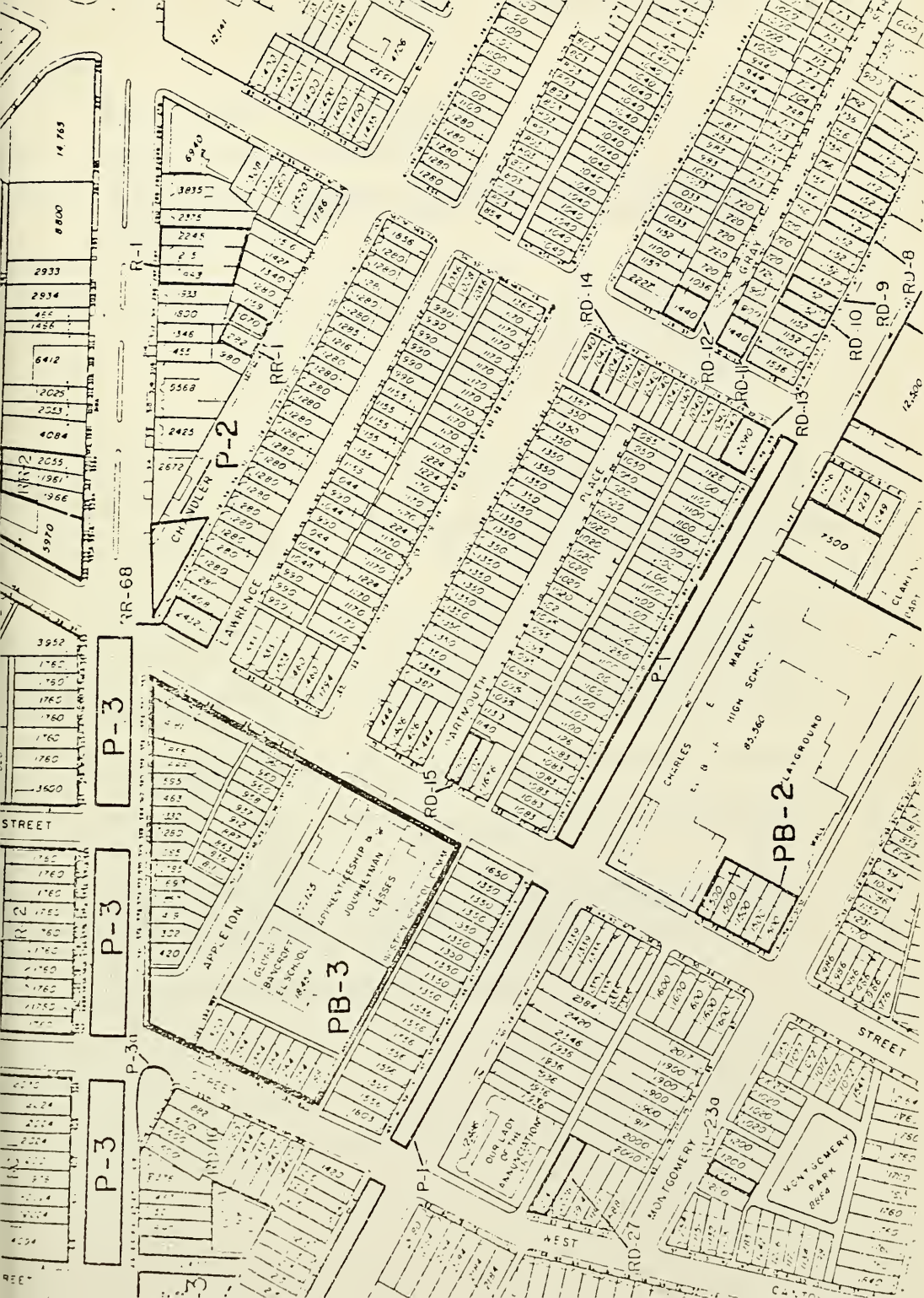
1. That Chapter VI, "Land Use, Building Requirement and Other Controls", Section 602, Table A "Land Use and Building Requirements" is hereby modified by changing the Permitted Land Use on a portion of Parcel PB-3 from elementary school and playground to Residential, as shown on map #1.
2. That Chapter VI, "Land Use, Building Requirement and Other Controls", Section 602, Table A "Land Use and Building Requirements" for the portion of Parcel PB-3 shown on map #2 will be residential/commercial on the parcel exclusive of existing school site.
3. That residential, residential/commercial portion of PB-3 as shown on map #1 will be subject to rehabilitation in accordance with Authority guidelines and controls.
4. That the proposed is found to be a minor modification which does

not substantially or materially alter or change the Plan;

5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

6. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

7. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHN 7207.1, circular dated June 3, 1970



Doc # 2948

50

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL
PLAN/PARCEL 50b

SUMMARY: This memorandum requests that the Authority adopt a Minor Modification of the South End Urban Renewal Plan with respect to Disposition Parcel 50b; and that the Authority authorize the Director to proclaim by Certificate this Minor Modification.

Disposition Parcel 50b is located at Harrison Avenue and Bristol Street in the South End Urban Renewal Area and contains some 28,000 square feet. Section 602 of the South End Urban Renewal Plan calls for Parcel 50 to be developed for Light Industrial, Commercial Use. Section 1201 of said plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority.

In order to alleviate the semi-land-locked situation that Parcel 50b reflects in its present bounded area and thus increase the development potential, it is recommended that 40 Bristol Street, 50 Bristol Street, 56 Bristol Street and 60 Bristol Street be acquired and be added to the South End Urban Renewal Plan and also to change the boundary of Parcel 50b to reflect this change.

It is additionally recommended that the current permitted use and use be expanded to include institutional.

Finally, it is requested that the Director be authorized to proclaim by certificate, this minor modification.

The proposed modification is minor and does not substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56 AND
AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 50b is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

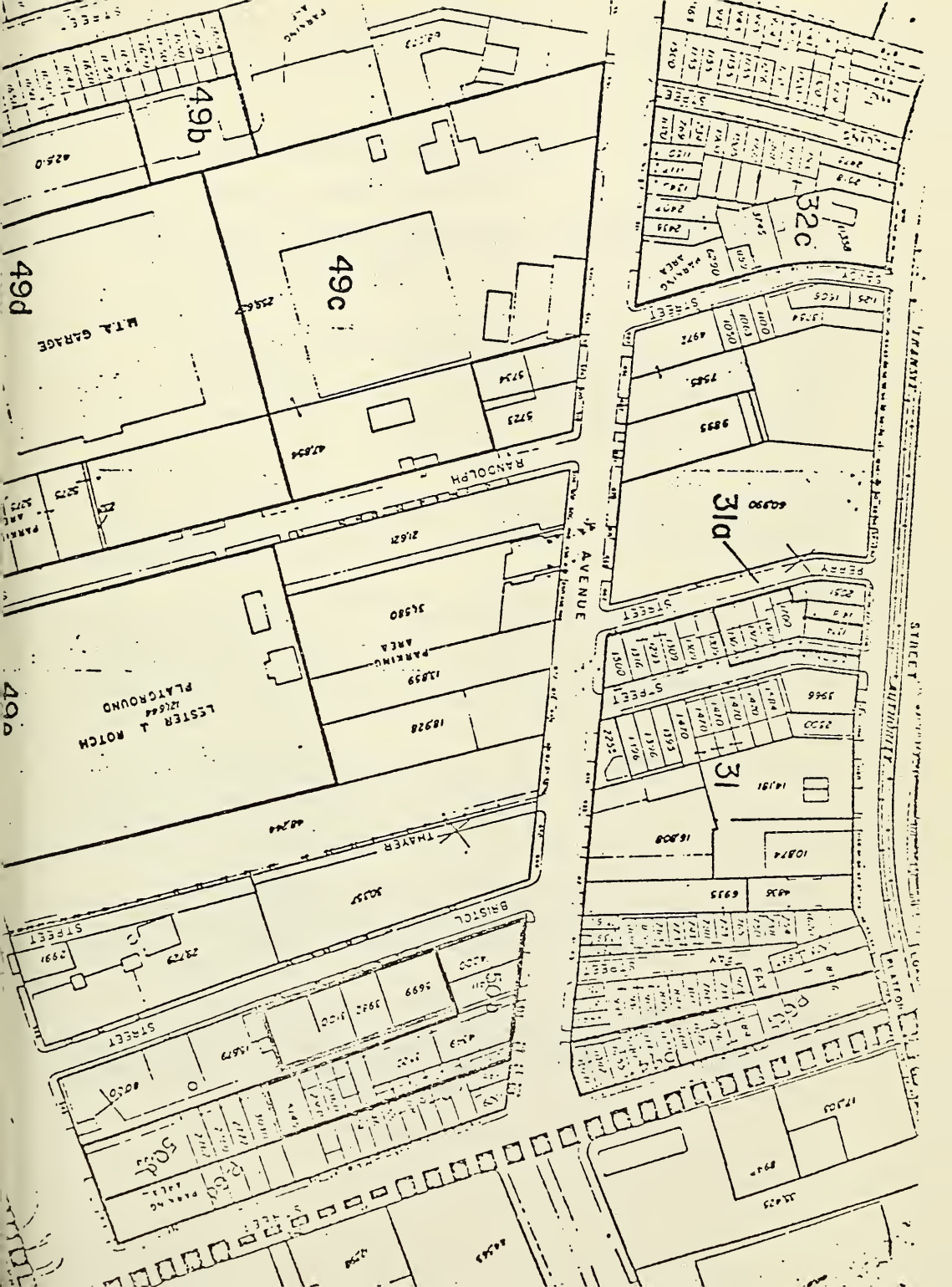
That pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Section 602, Table A: "Land Use and Building Requirements" opposite reuse parcel number 50 is hereby amended by inserting under "Permitted Land Uses" the word "Institutional".
2. That Map No. 1 "Property Map", is hereby modified by moving the boundary line of Parcel 50b easterly by approximately 220 lineal feet along Bristol Street.
3. That Map No. 3 "Reuse Parcels", is hereby modified by indicating the addition to Parcel 50b of approximately 12,000 square feet.
4. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.

7. That the Director be and hereby is authorized to proclaim by Certificate these minor modifications of the Plan; all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970.



Doc # 2950

N ember 14, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT # MASS R-56
MINOR MODIFICATION OF URBAN RENEWAL PLAN
DISPOSITION PARCEL 12

SUMMARY: This memorandum requests that the Authority modify the South End Urban Renewal Plan by (1) changing the land use on 7 parcels from "Right-of-way" to "Playground"; (2) include these parcels in the Parcel 12 land area; and (3) authorize the Director to proclaim by certificate this Minor Modification.

On April 13, 1972 the Authority voted to change the use contained in the South End Urban Renewal Plan for Parcel 12 from "Residential" to "Playground" in response to the neighborhood need for outdoor recreation.

The State decision to eliminate the South End By-Pass allows the addition of 7 parcels adjacent to the park to be included in the overall design. These parcels were listed in the South End Urban Renewal Plan for use as a portion of the By-Pass right-of-way and include 220, 222, 224-6 West Newton Street and 84, 87, 89, 91 West Rutland Square. The properties are all cleared vacant land, containing approximately 19,000 square feet.

This memorandum requests that the permitted uses of 220, 222, 224-6 West Newton Street and 84, 87, 89, and 91 West Rutland Square be changed from "Proposed Right-of-Way" to "Playground". Also, it is requested that these 7 parcels be included within the Parcel 12 boundaries, in order to enlarge the Park.

The proposed modifications described above are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

It is therefore recommended that the Authority adopt the attached resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by changing the use of 7 parcels from "Right-of-Way" to "Playground" and changing the boundaries of Parcel 12 to include these parcels.

An appropriate Resolution is attached.

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF
THE SOUTH END URBAN RENEWAL AREA, PROJECT NO.
MASS. R-56 AND AUTHORIZATION TO PROCLAIM BY
CERTIFICATE THESE MINOR MODIFICATIONS**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 12 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of Chapter 30, Section 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass R-56, be and hereby is amended by:

1. That Map No. 5, "Proposed Rights-of-way" is hereby modified by eliminating 220, 222, 224-6 West Newton Street and 84, 87, 89, 91 West Rutland Square.

2. That Map No. 1, "Property Map" is hereby modified by moving the boundary line of Parcel 12 from the southern property lines of 220 West Newton Street and 87 West Rutland Square to the southern boundary of the Penn Central Railroad right-of-way, and extend the boundary to include #87 West Rutland Square.

3. That the proposed is found to be a minor modification which does not substantially or materially alter or change the Plan.

4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHN 7207.1, circular dated June 3, 1970

WEST NEWTON STREET

WEST MADISON STREET

WEST ROOSEVELT STREET

UNIVERSITY OF ILLINOIS AT CHICAGO

KEY:

- BUILDING
- TREE
- PAVING
- WALKWAY
- DRIVEWAY
- LANDSCAPE
- WATER
- POLE
- POST
- STAKE
- MARKER
- STONE
- BRICK
- CONCRETE
- ASPHALT
- GRASS
- FLORIDA
- IRIS
- ROSE
- SHRUB
- WATER
- POLE
- POST
- STAKE
- MARKER
- STONE
- BRICK
- CONCRETE
- ASPHALT
- GRASS
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- ROSE
- SHRUB

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PROJECT AREA: VOTE BUD

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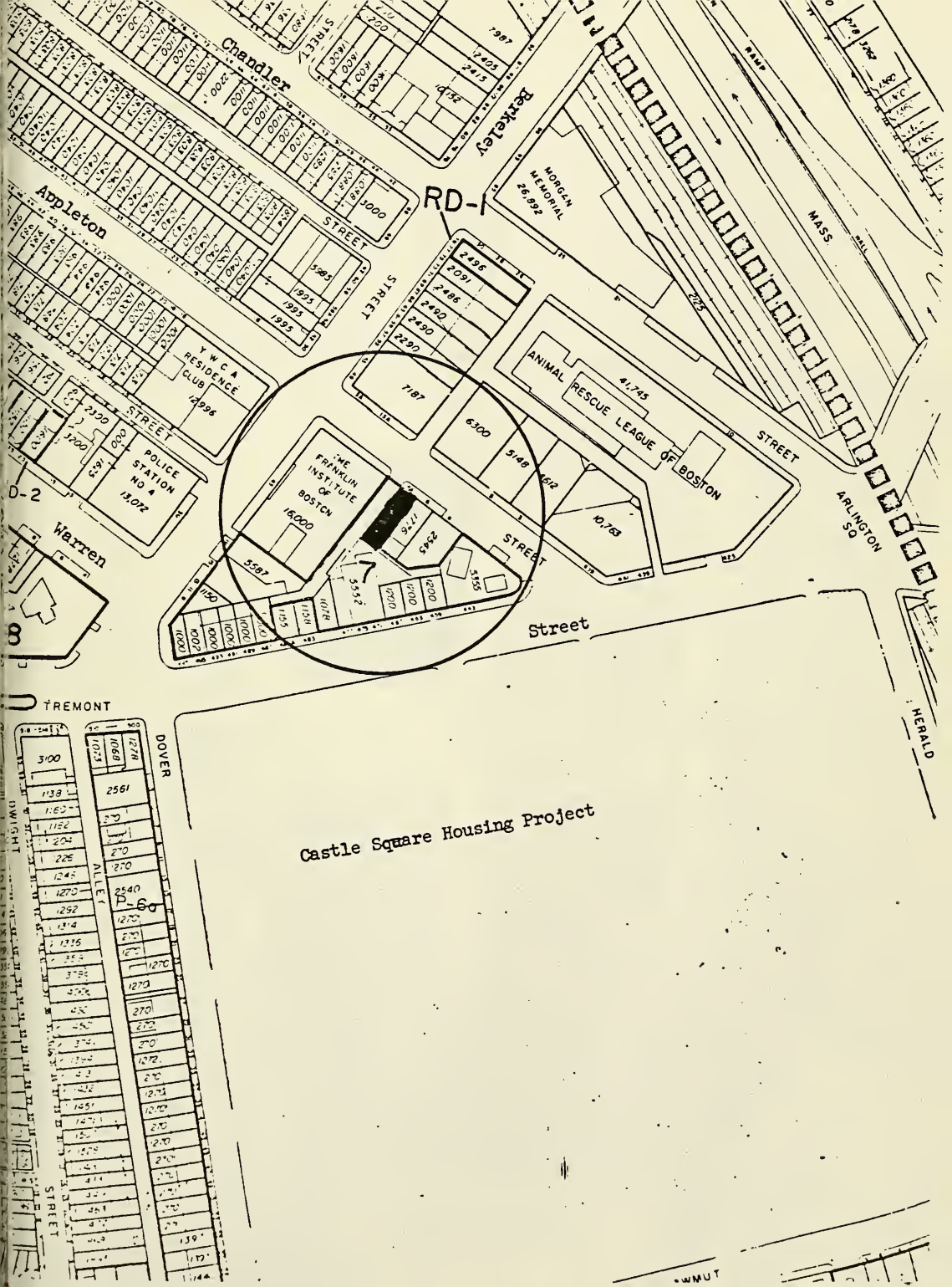
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WEST RUTLAND SQUARE PARK

BOSTON REDEVELOPMENT AUTHORITY

URBAN DESIGN DEPARTMENT



Castle Square Housing Project





RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF
THE SOUTH END URBAN RENEWAL AREA, MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the plan; and

WHEREAS, Map No. 1 of said Urban Renewal Plan, entitled, "Property Map", designates the property located at 6A Appleton Street to be acquired for new institutional construction; and

WHEREAS, Map No. 3 of said Urban Renewal Plan, entitled, "Reuse Parcels", designates the property located at 6A Appleton Street as part of Reuse Parcel 7; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Map No. 1, "Property Map", is hereby modified by deletion therefrom of the following properties for acquisition for new institutional construction:

6A Appleton Street

2. That Map No. 3, "Reuse Parcels", is hereby modified by deletion therefrom of 6A Appleton Street as part of Reuse Parcel 7.

3. That the proposed modifications are found to be minor modifications which do not substantially alter or change the Plan.

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.

6. This resolution shall be effective immediately upon the concurrence therein of the U. S. Department of Housing and Urban Development.

Da - 2951

November 14, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA (MASS. R-56)
MINOR MODIFICATION OF THE URBAN RENEWAL PLAN

SUMMARY: This memorandum requests that the Authority adopt a minor modification of the South End Urban Renewal Plan by deleting #6A Appleton Street from the acquisition plan.

The South End Urban Renewal Plan calls for acquisition and demolition of a row house located at 6A Appleton Street. This property is included in South End Disposition Parcel 7, currently designated to the Franklin Institute for expansion of their educational facility. Franklin Institute's plans do not necessitate the acquisition of this property.

Ms. Dorothy Vangel, owner of 6A Appleton Street, has expressed a willingness to rehabilitate her property in accordance with Authority standards and guidelines. The land area of this property is 1,802 square feet, and the building is structurally sound and suitable for rehabilitation.

It is therefore adviseable to delete the acquisition of 6A Appleton Street from Disposition Parcel 7, in order that it might be rehabilitated and returned to the housing stock.

It has been determined the modifications are minor and so not substantially or materially alter or change the Plan. These modifications may therefore be effected by Vote of the Authority, pursuant to Section 1210 of the South End Urban Renewal Plan.

An appropriate resolution is attached.

Doc # 3002

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: South End Urban Renewal Plan
Proclamation of Minor Modification of the Urban Renewal Plan.
Certain Properties at 512, 520, 532, and 530 Tremont Street
Not formerly Scheduled for Acquisition.

SUMMARY: This memo requests that the Authority:

1. adopt a minor modification of the South End Urban Renewal Plan with respect to properties at 512, 520, 530, and 532 Tremont Street;
2. authorize the Director to proclaim by certificate this minor modification;
3. further authorize the Director of Real Estate to negotiate the acquisition of these properties.

One of the long standing objectives of the South End Urban Renewal Plan is to remove incompatible land and property uses, and especially non-residential uses, from the residential community, so as to improve the residential environment. Section 403 of the South End Urban Renewal Plan provides for the acquisition of properties to meet these objectives.

Within an H-3 residential zone in the South End, the properties 512, 520, 530, and 532 Tremont Street are operated, as three bars and one package store.

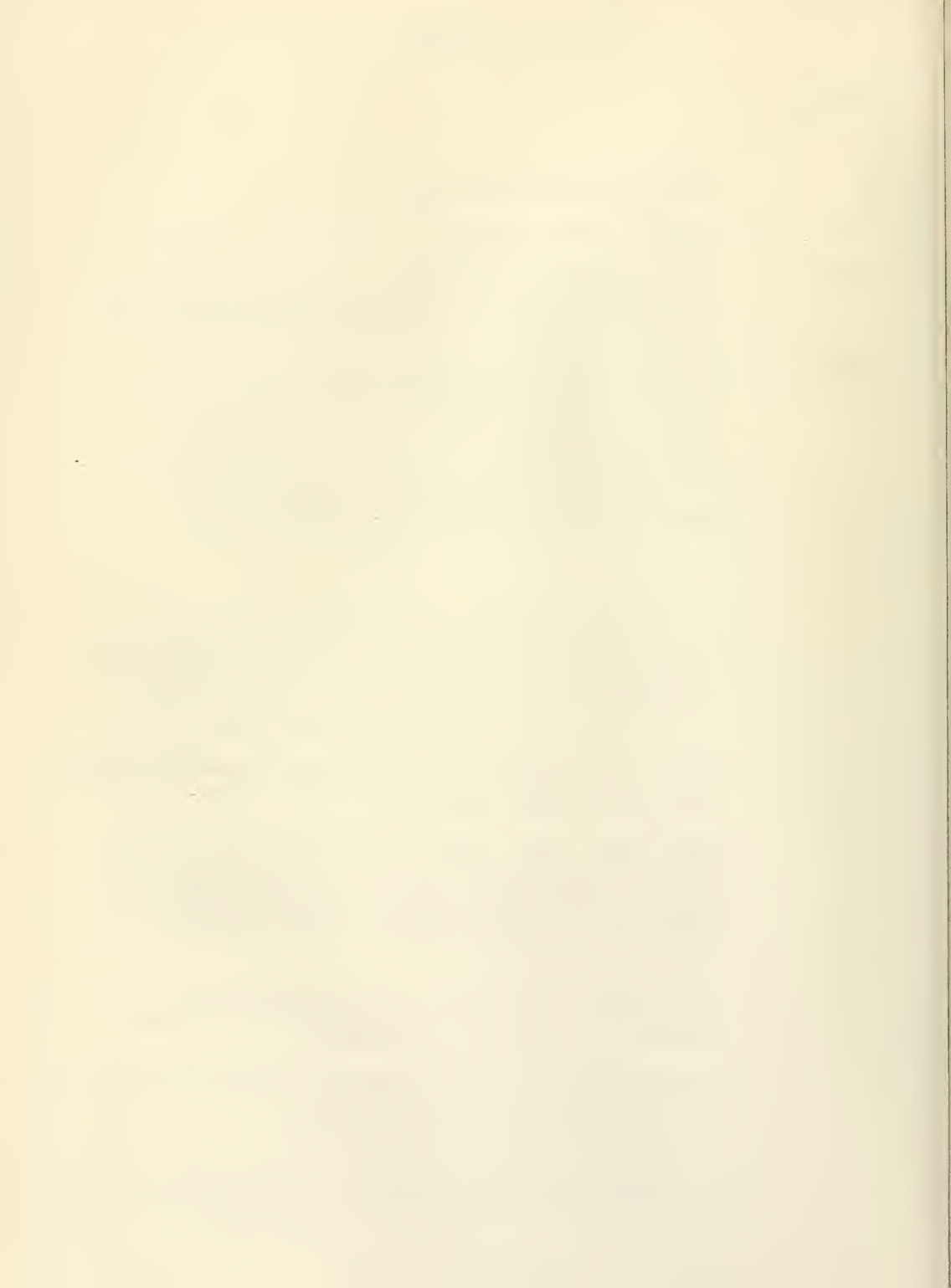
These Tremont Street properties are in direct non-conformance to the existing zoning. By general consensus of responsible South End community groups, their continued existence is a blighting influence on a neighborhood which is striving to reinforce its residential qualities through widespread rehabilitation and home improvement.

These properties are incompatible with the surrounding redeveloped uses and are in conflict with South End Renewal objectives for residential neighborhoods.

Pursuant to Section 403 of the Plan, it is therefore advisable to add the acquisition of numbers 512, 520, 530, 532, Tremont Street to the South End Urban Renewal Plan.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE MINOR
MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to properties at 512,520,530,532 Tremont Street is consistent with the objective of the South End Urban Renewal Plan; and

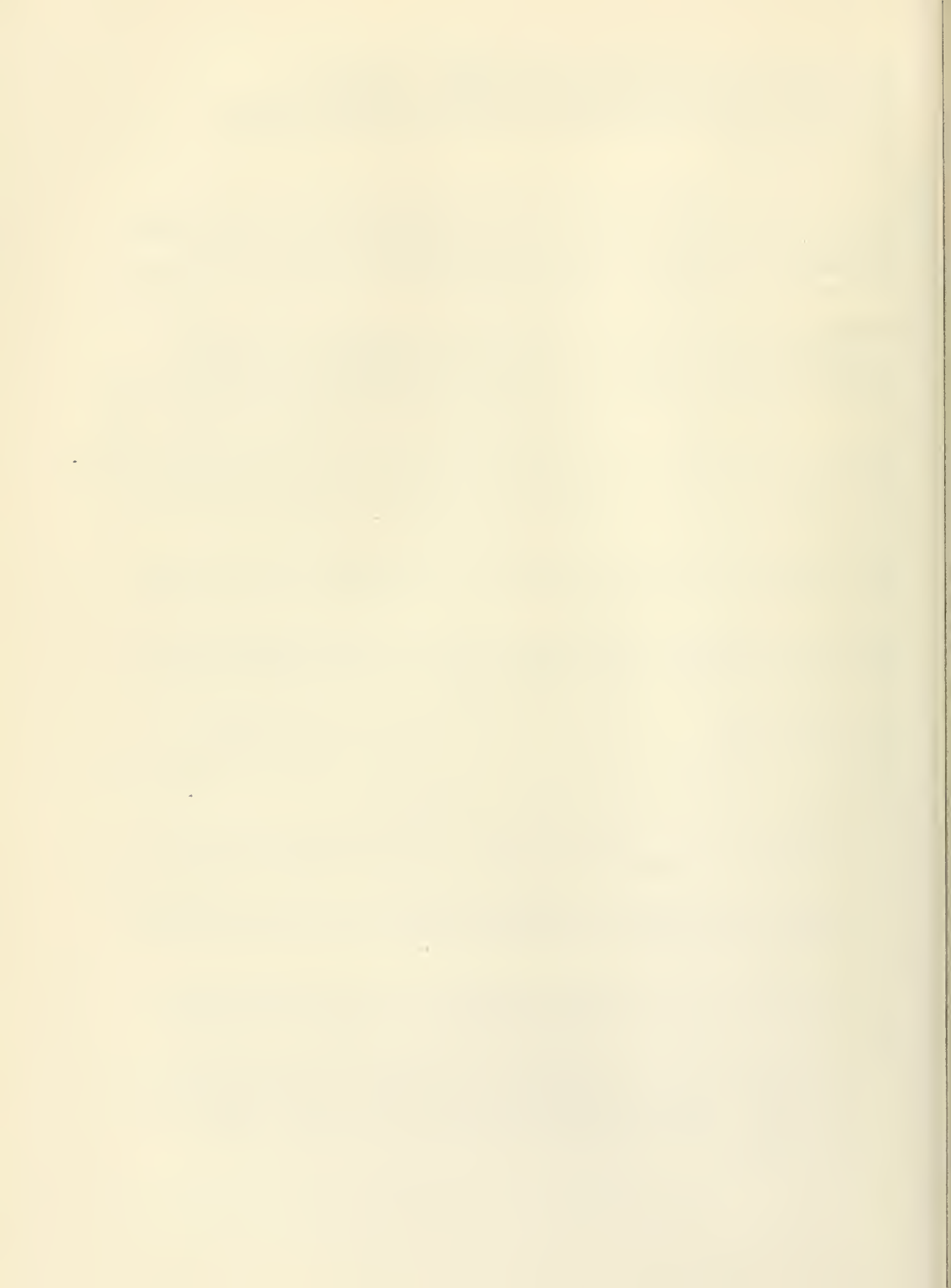
WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environments;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan:

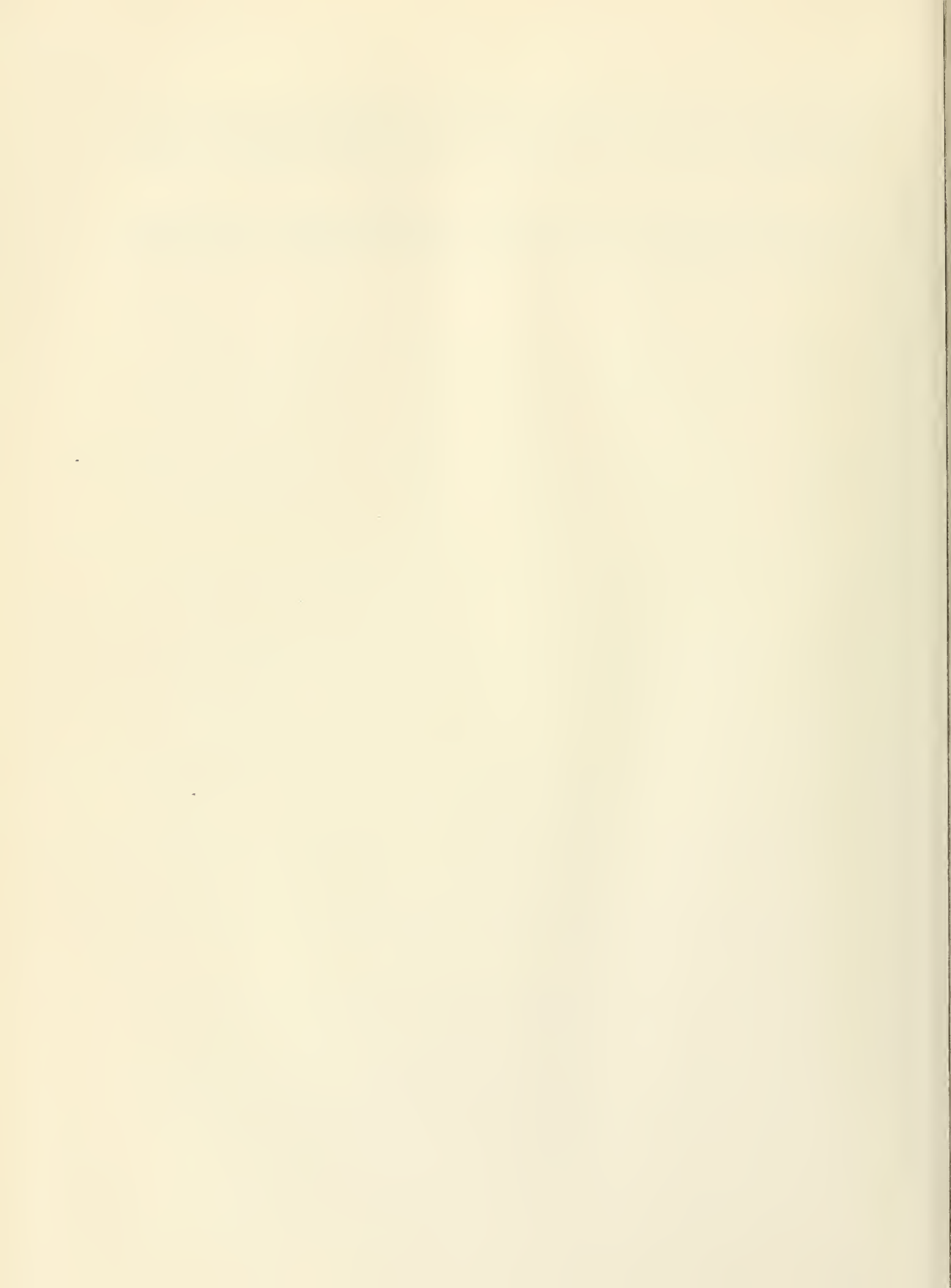
NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

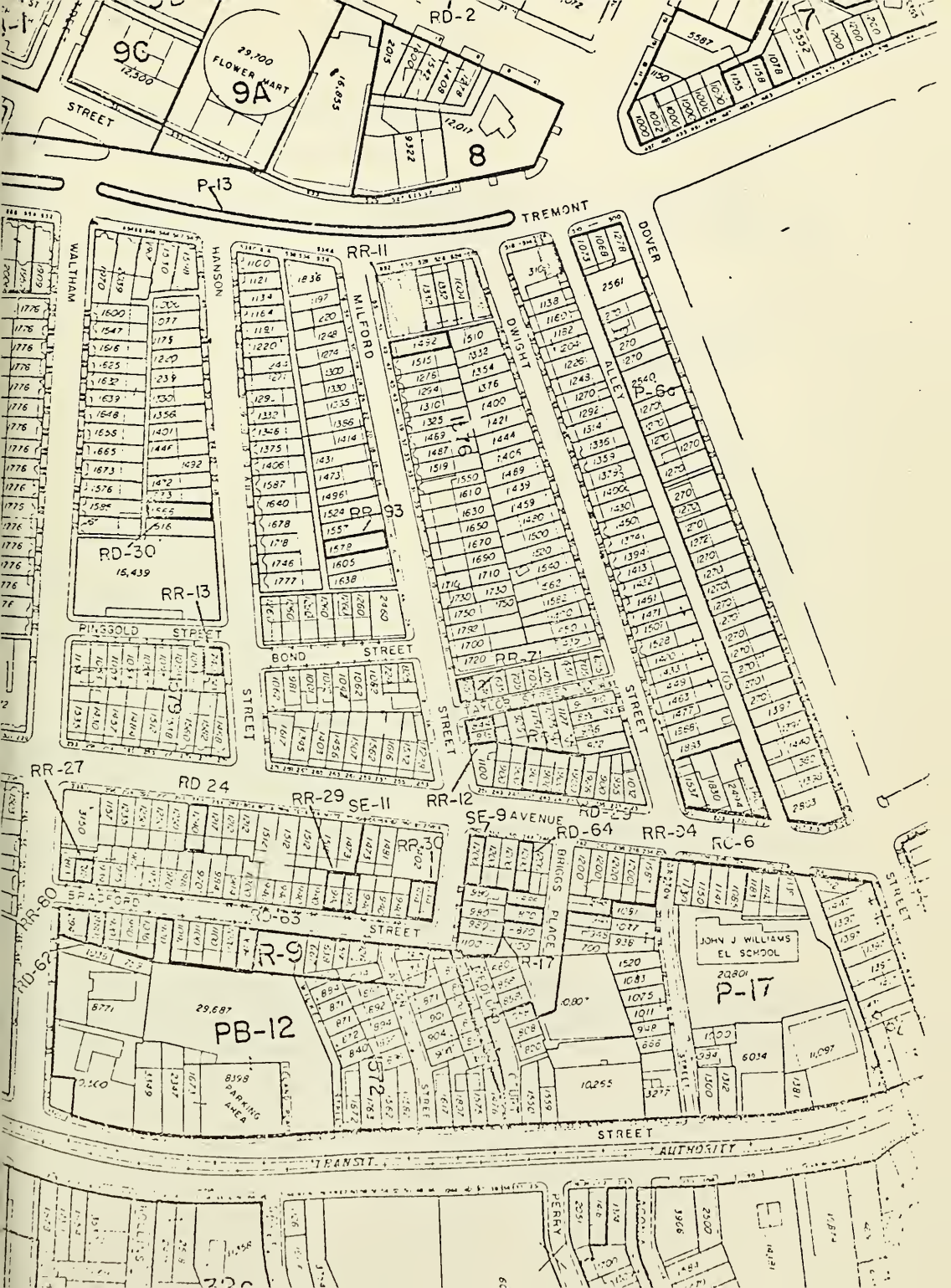
Pursuant to Section 1201 thereof of the South End Urban Renewal Plan Mass. R-56, be and hereby is amended by:

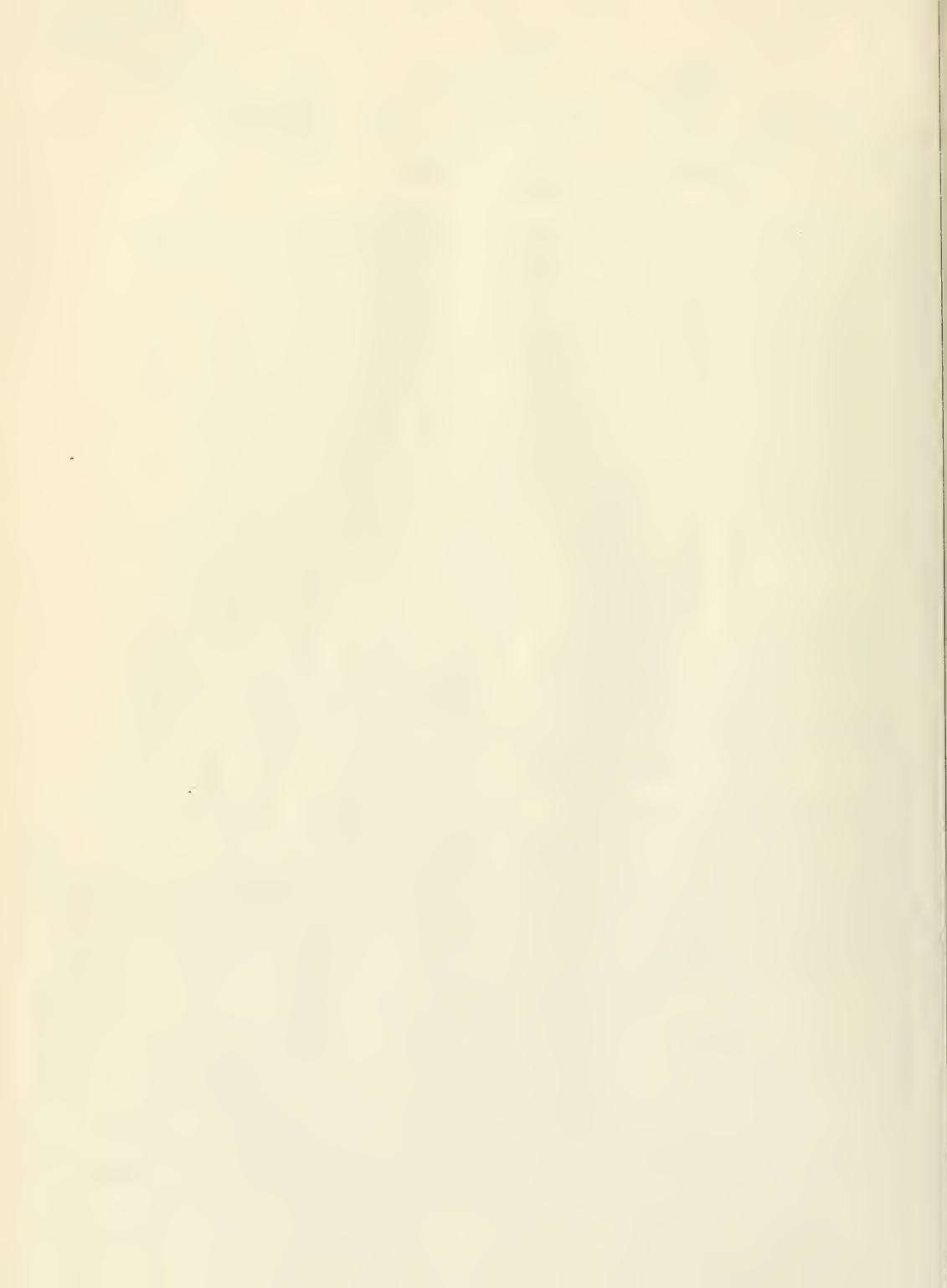
1. That Map No. 1, "Property Map", is hereby modified by the addition of numbers 512,520,530, and 532 Tremont Street.
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continueing in full force and effect;
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.



5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook RHM 7207.1 , Circular dated June 3, 1970.
6. That the Director of Real Estate be and hereby is authorized to obtain appraisals and to negotiate the acquisition of the subject properties.







Date # 3035

February 20, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney/Director
SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
Proclaimer of Minor Modification of the Urban Renewal Plan
Certain property at 772 Tremont Street
Not formerly scheduled for Acquisition

SUMMARY: This memorandum requests that the Authority:

- 1.) Adopt a Minor Modification of the South End Urban Renewal Plan with respect to the property at 772 Tremont Street.
- 2.) Authorize the Director to proclaim by certificate this minor modification.
- 3.) Further authorize the Director of Real Estate to negotiate the acquisition of this property.

One of the long standing objectives of the South End Urban Renewal Plan is to remove incompatible land use and property uses and especially non-residential uses, from the residential community, so as to improve the residential environment. Section 403 of the South End Urban Renewal Plan provides for the acquisition of properties to meet these objectives.

This property, 772 Tremont Street is operated as a bar.

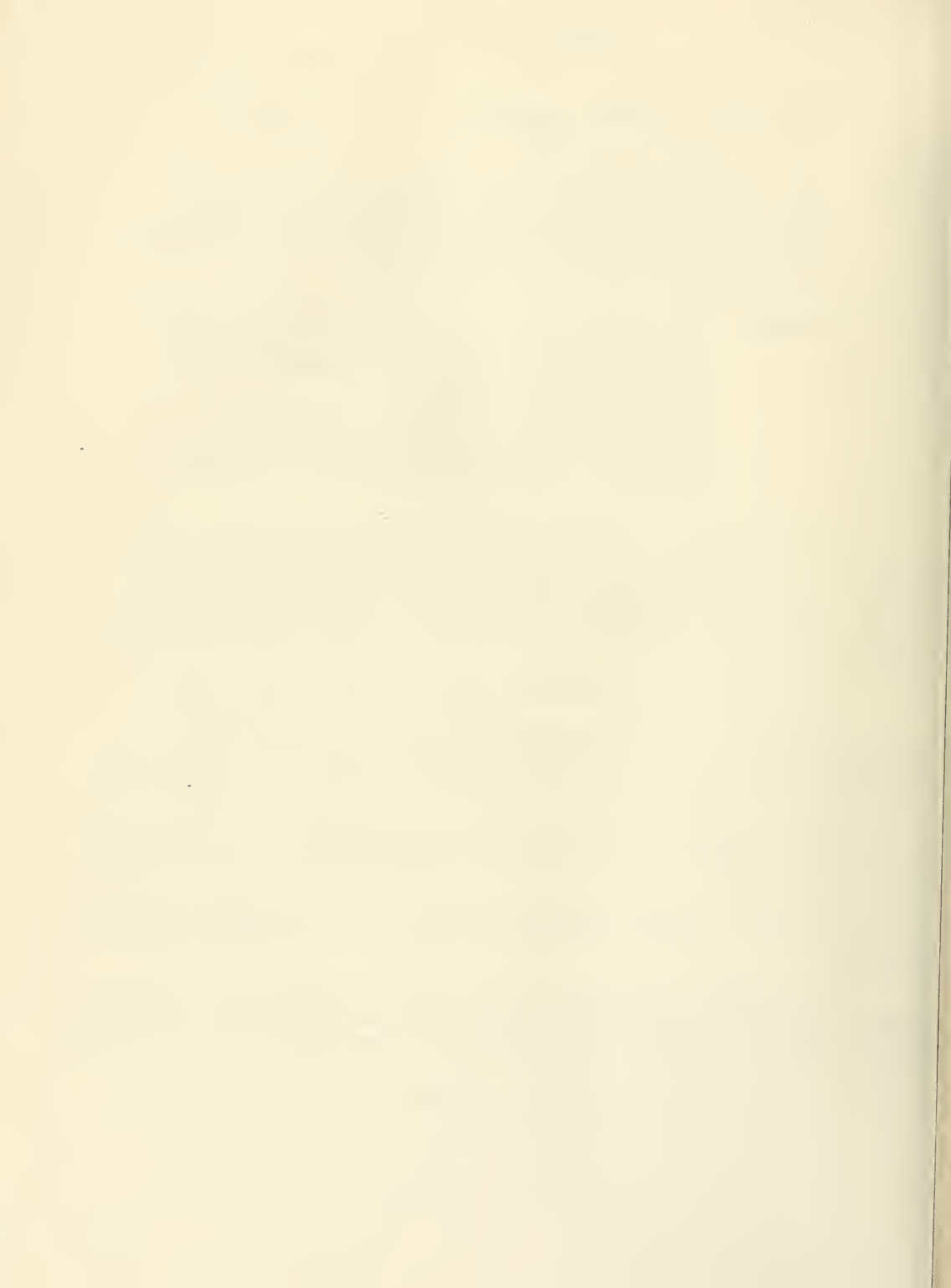
By general consensus of responsible South End community groups, their continued existence is a blighting influence on a neighborhood which is striving to reinforce its residential qualities through widespread rehabilitation and new housing developments.

This property is incompatible with the surrounding redeveloped areas and are in conflict with South End Renewal Objectives for residential neighborhoods.

Pursuant to Section 403 of the Plan, it is therefore advisable to add the acquisition of 772 Tremont Street to the South End Urban Renewal Plan.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to property at 772 Tremont Street is consistent with the objective of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environments;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan:

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan Mass. R-56, be and hereby is amended by:

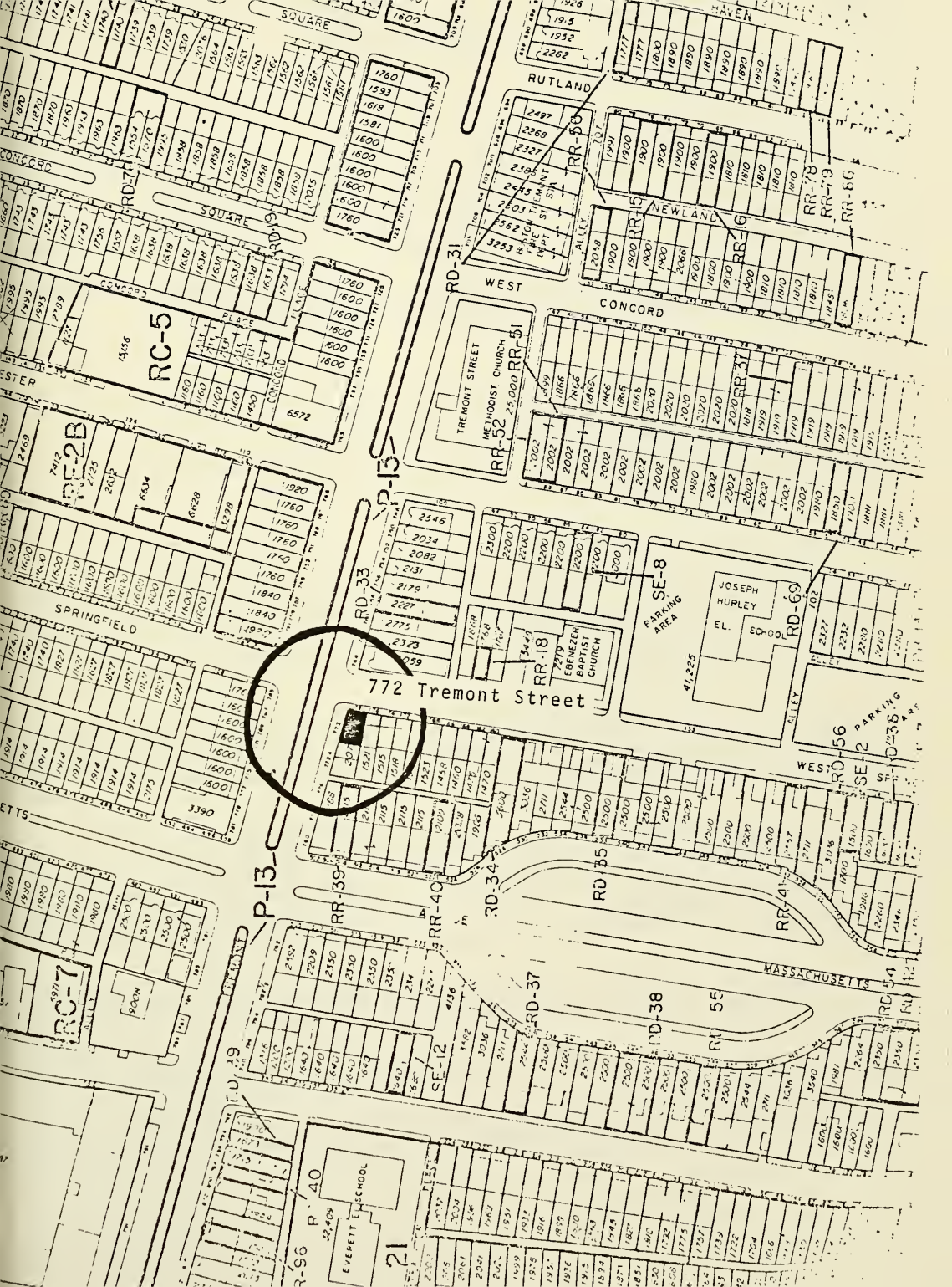
1. That Map No. 1, "Property Map", is hereby modified by the addition of number 772 Tremont Street.
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.



5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook RHM 7207.1, Circular dated June 3, 1970.

6. That the Director of Real Estate be and hereby is authorized to obtain appraisals and to negotiate the acquisition of the subject properties.





772 Tremont Street

Doc # 1031
February 20, 1975

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL
PLAN, PARCEL 31

SUMMARY: This Memorandum requests that the Authority (1) Adopt a Minor Modification of the South End Urban Renewal Plan with respect to Parcel 31 by subdividing Parcel 31 to form an additional Parcel 31b and (2) Authorize the Director to proclaim by certificate this Minor Modification.

Parcel 31 is located at Washington-Harrison and Laconia Streets in the South End Urban Renewal Area and contains some 123,800 square feet of land. Section 602 of the South End Urban Renewal Plan calls for Parcel 31 to be developed for Light Industrial and/or Commercial use. Section 1201 of said plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority.

Mr. Herbert S. Collin, trustee of Collin Trust, currently doing business as Collin Box Company on Berkeley and Bristol Streets in the South End has submitted a proposal for designation as Redeveloper of a portion of Parcel 31 consisting of approximately 28,630 square feet.

As the Authority is moving to negotiate the acquisition of Mr. Collin's property, the subdivision of Parcel 31 would enable Mr. Collin to continue to maintain his business and employees in the same immediate vicinity that he now occupies. His proposal would reflect and be identified as Parcel 31b. No Developer has been designated for Parcel 31 as of this date.

In a separate memorandum submitted at this meeting, the Authority is being requested to designate Mr. Herbert S. Collin as Redeveloper of this new Parcel 31b.

Parcel 31 would now contain 95,170 square feet and Parcel 31b would contain 28,630 square feet.

Finally, it is requested that the Director be authorized to proclaim by certificate, this minor modification.



The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR
MODIFICATION

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications: provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 31 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment;

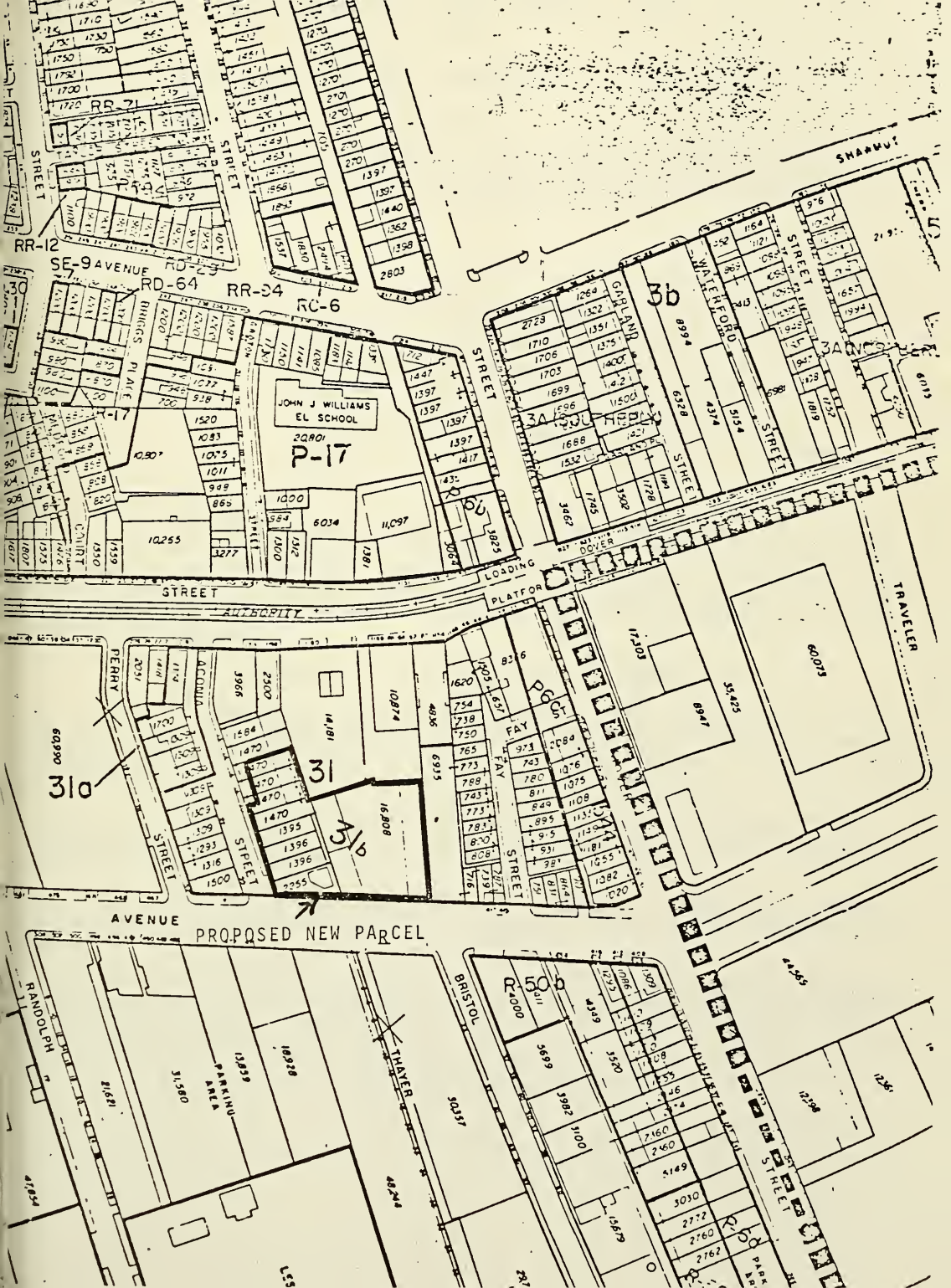
WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map No. 1, "Property Map" is hereby modified by the subdivision of Parcel 31 into two (2) parcels, 31 and 31b as shown on the attached map.
2. That all other provisions of said plan not inconsistent herewith be and are continuing in full force and effect.
3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan; all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.





TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
Proclamer of Minor Modification of the Urban Renewal Plan
Certain property at 611 Tremont Street

SUMMARY: This memorandum requests that the Authority:

- 1.) Adopt a Minor Modification of the South End Urban Renewal Plan with respect to the property at 611 Tremont Street.
- 2.) Authorize the Director to proclaim by certificate this minor modification.
- 3.) Further authorize the Director of Real Estate to negotiate the acquisition of this property.

One of the long standing objectives of the South End Urban Renewal Plan is to remove incompatible land use and property uses and especially non-residential uses, from the residential community, so as to improve the residential environment. Section 403 of the South End Urban Renewal Plan provides for the acquisition of properties to meet these objectives.

This property, 611 Tremont Street is operated as a bar.

By general concensus of responsible South End community groups, their continued existence is a blighting influence on a neighborhood which is striving to reinforce its residential qualities through widespread rehabilitation and new housing developments.

This property is incompatible with the surrounding redeveloped uses and is in conflict with South End Renewal Objectives for residential neighborhoods.

Pursuant to Section 403 of the Plan, it is therefore advisable to add the acquisition of 611 Tremont Street to the South End Urban Renewal Plan.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965 and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially later or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to property at 611 Tremont Street is consistent with the objective of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environments;

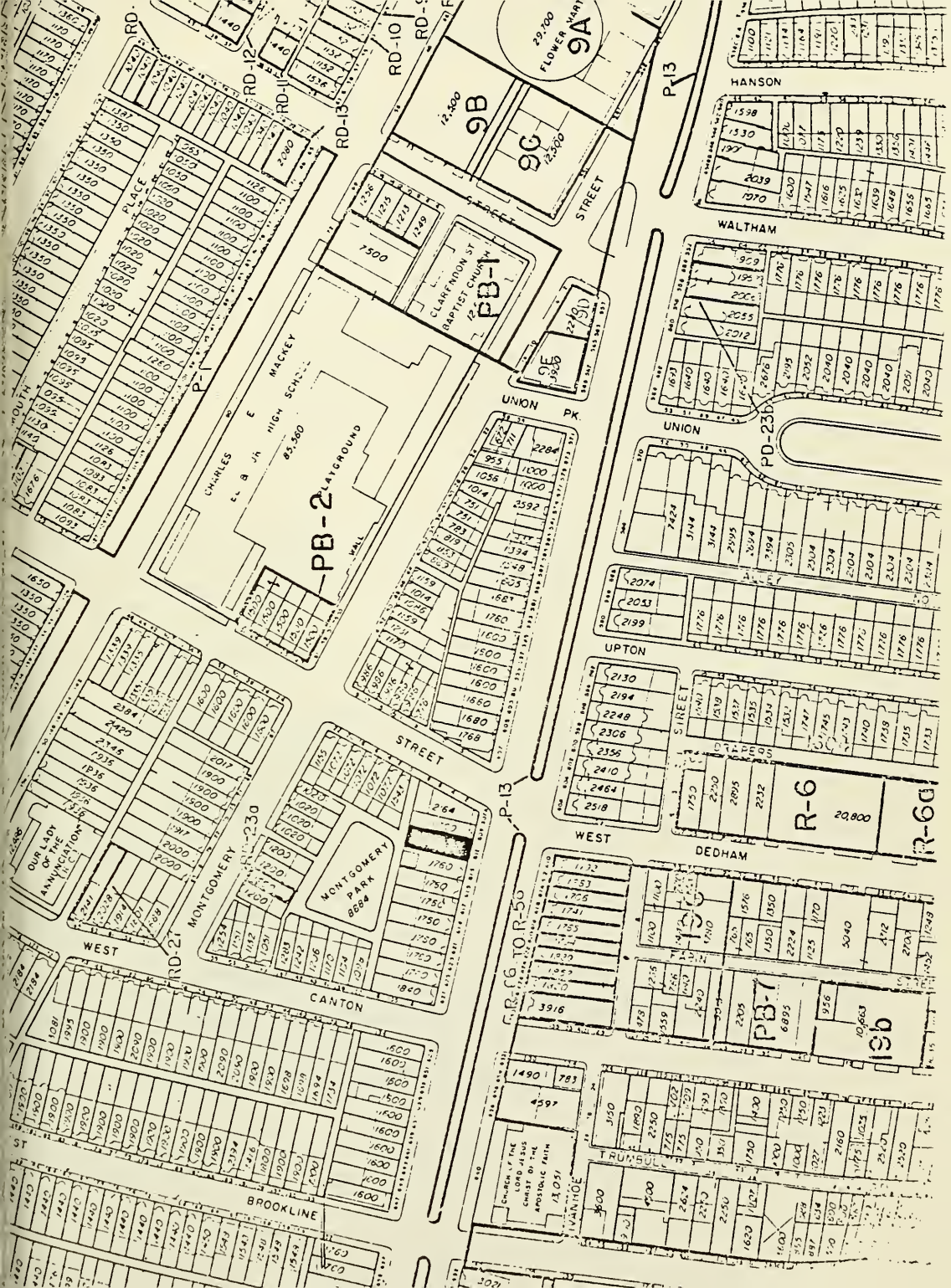
WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan:

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan Mass. R-56, be and hereby is amended by:

1. That Map No. 1, "Property Map", is hereby modified by the addition of number 611 Tremont Street.
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook RHM 7202.1, Circular dated June 3, 1970.
6. That the Director of Real Estate be and hereby is authorized to obtain appraisals and to negotiate the acquisition of the subject properties.







MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
Proclaimer of Minor Modification of the Urban Renewal Plan
Certain property identified as Block S4B15 - Parcel 30

SUMMARY: This memorandum requests that the Authority:

- 1) Adopt a Minor Modification of the South End Urban Renewal Plan with respect to the property identified as Block S4B15 - Parcel 30.
- 2) Authorize the Director to proclaim by certificate this minor modification.
- 3) Further authorize the Director of Real Estate to negotiate the acquisition of this property.

One of the long standing objectives of the South End Urban Renewal Plan is to remove incompatible land use and property uses and especially non-residential uses, from the residential community, so as to improve the residential environment. Section 403 of the South End Urban Renewal Plan provides for the acquisition of properties to meet these objectives.

This property identified as Block S4B15 - Parcel 30 is operated as a bar.

By general consensus of responsible South End community groups, their continued existence is a blighting influence on a neighborhood which is striving to reinforce its residential qualities through wide-spread rehabilitation and new housing developments.

This property is incompatible with the surrounding redeveloped uses and is in conflict with South End Renewal Objectives for residential neighborhoods.

Pursuant to Section 403 of the Plan it is therefore advisable to add the acquisition of Block S4B15 - Parcel 30 to the South End Urban Renewal Plan.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT N MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965 and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to property identified as Block S4B15 - Parcel 30 is consistent with the objective of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environments;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan:

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan' Mass. R-56, be and hereby is amended by:

1. That Map No. 1, "Property Map", is hereby modified by the addition of the property identified as Block S4B15 - Parcel 30.
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook RHM 7202.1 Circular dated June 3, 1970.
6. that the Director of Real Estate be and hereby is authorized to obtain appraisals and to negotiate the acquisition of the subject properties.



MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
ZONING MAP AMENDMENT

SUMMARY: This memorandum requests that the Authority (1) adopt a minor modification of the South End Urban Renewal Plan with respect to the Zoning Map; (2) authorize the Director to proclaim by certificate this minor modification; and (3) authorize the Director to petition the Zoning Commission for a map amendment.

On June 6, 1974, the Authority voted to petition the Zoning Commission to implement the South End rezoning plan by creating three H-3 districts and one B-4 district in accordance with the South End Urban Renewal Plan. This petition was subsequently enacted by the Zoning Commission in October, 1974.

The original designation for the H-3 areas in the South End Urban Renewal Area was intended to strengthen existing housing areas and provide controls for proposed housing areas. However, the effect of this change on the South End light industrial block bounded by Washington Street, Perry Street, Savoy Street, and Harrison Avenue has been deleterious. This block contains no housing and there are no plans for the development of housing in this location.

It is therefore advisable that this area should be changed from H-3 to M-2.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF
THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS.
R-56, AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE
THESE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to the Zoning Map Amendment is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof, the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended as follows:

1. That Map No. 4, "Zoning Map" is hereby modified by changing the designation of the block bounded by Savoy, Perry, Washington Streets and Harrison Avenue from H-3 to M-2;
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.
6. That the Director be and hereby is authorized to petition the Zoning Commission for a map amendment which would change land now zoned H-3 in the South End Urban Renewal Area to M-2.



ZONING AMENDMENT/AREA INVOLVED

RESIDENTIAL	H
LOCAL BUSINESS	L
GENERAL BUSINESS	B
RESTRICTED MANUFACTURING	M
GENERAL INDUSTRIAL	I

ZONE DISTRICT CHANGES

DESIGNED BY	DWH	APPROVED	AUG 65
DESIGNED BY	JRK	DATE	8-10-65
SCALE	1" = 100'		
DATE	MAY 1965	4 OF 12	

South End
Urban Renewal
Area R-56

BOSTON REDEVELOPMENT AUTHORITY



June 25, 1975

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE
URBAN RENEWAL PLAN/PARCEL PB-13A

SUMMARY: This memorandum requests that the Authority (1) adopt a Minor Modification of South End Urban Renewal Plan, with respect to Parcel PB-13A, and (2) authorize the Director to Proclaim by certificate this minor modification.

Parcel PB-13A is located at 40 Worcester Street in the South End Urban Renewal Area and contains some 900 square feet of vacant land. Section 602 of the South End Urban Renewal Plan calls for Parcel PB-13A to be used as off-street institutional parking for the Hurley Elementary School.

The School Department is no longer interested in this parcel for the original use.

The abuttor would like to use this vacant land as a side-yard to his property. The parcel is not of sufficient size to be built upon in accordance with the Urban Renewal Plan.

It is therefore requested to change the permitted use of Parcel PB-13A from institutional to residential.

In the opinion of the General Counsel, the proposed modification is minor and does not substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF
THE SOUTH END URBAN RENEWAL AREA, PROJECT NO.
MASS. R-56 AND AUTHORIZATION TO PROCLAIM BY
CERTIFICATE THESE MINOR MODIFICATION

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel PB-13A is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

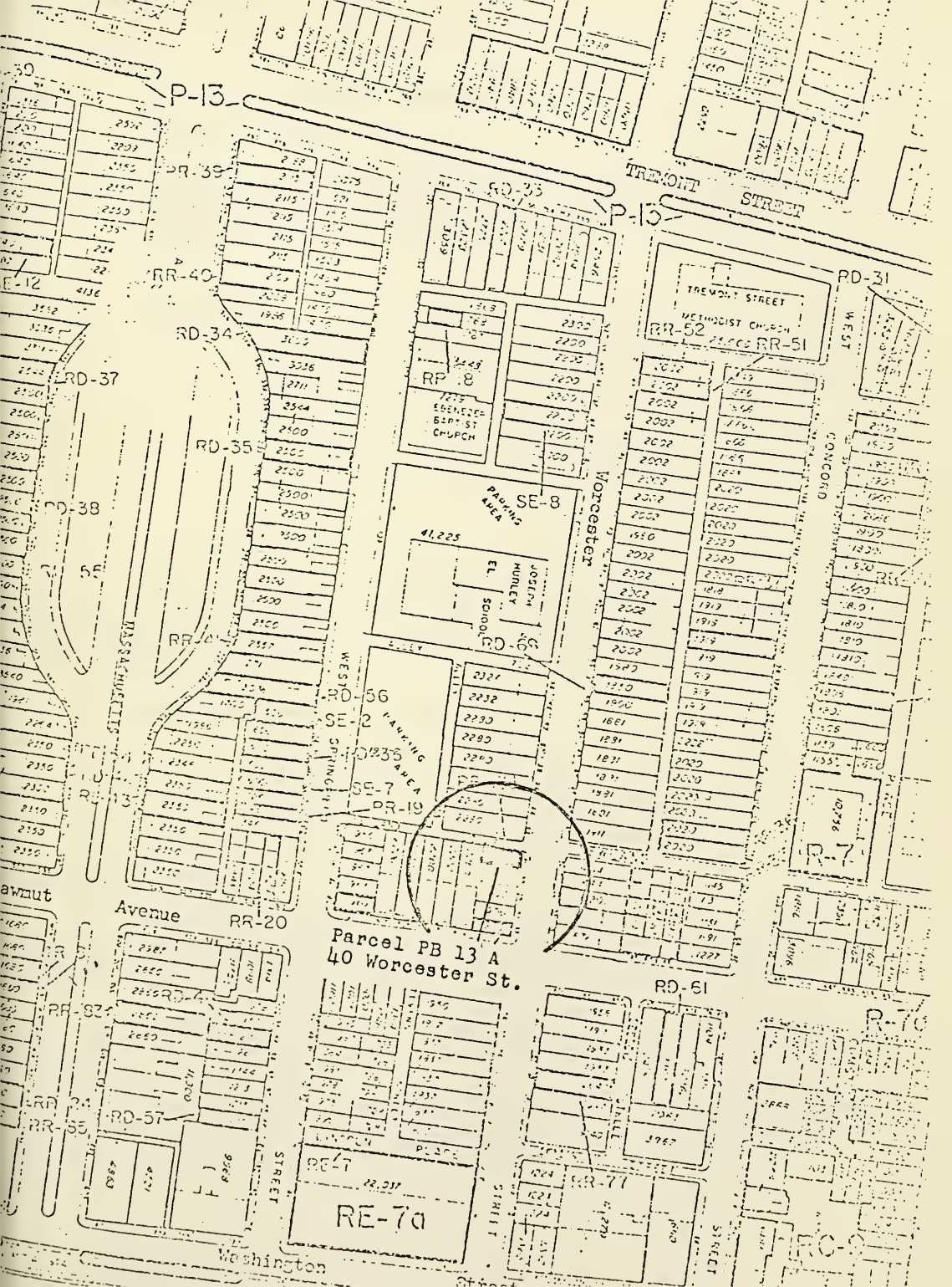
WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Chapter VI, "Land Use, Building Requirement and Other Controls," Section 602, Table A "Land Use and Building Requirements" is hereby modified by changing the Permitted Land Use on Parcel PB-13A from institutional to residential;
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.





P-13

RR-39

RR-40

RD-34

RD-35

RR-41

Avenue

RR-20

Parcel PB 13 A
40 Worcester St.

RE-70

RP-8

SE-8

SE-7

RR-19

RD-61

PD-31

RR-52

METHODIST CHURCH

RR-51

Worcester

CONCORD

WEST

R-7

R-70

RE-2

TREMONT STREET

Worcester Street

Worcester Street

Worcester Street

Worcester Street

Worcester Street

Worcester Street

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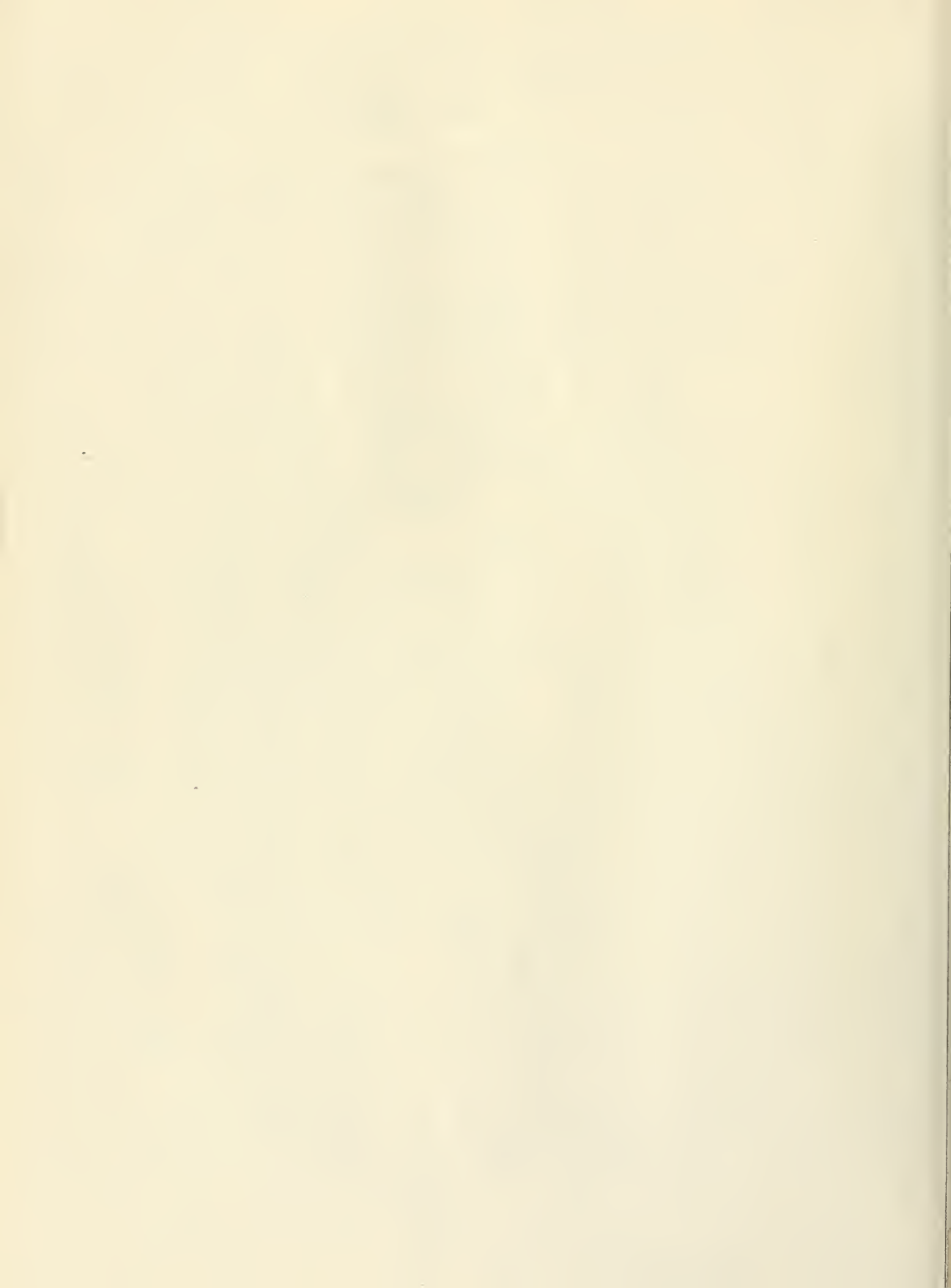
Worcester Street

Worcester Street

Worcester Street

Worcester Street

Worcester Street



MEMORANDUM

October 23, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
CERTAIN PROPERTIES IDENTIFIED AS BLOCK 606-PARCEL 11,
BLOCK 586-PARCEL 2, BLOCK 586-PARCEL 1

SUMMARY: This memorandum requests that the Authority:

- 1) Adopt a Minor Modification of the South End Urban Renewal Plan with respect to the properties identified as Block 606-Parcel 11, Block 586-Parcel 2 and Block 586-Parcel 1
- 2) Authorize the Director to proclaim by certificate this minor modification.
- 3) Further authorize the Director of Real Estate to negotiate the acquisition of this property.

One of the land standing objectives of the South End Urban Renewal Plan is to remove incompatible land use and property uses and especially non-residential uses, from the residential community, so as to improve the residential environment. Section 403 of the South End Urban Renewal Plan provides for the acquisition of properties to meet these objectives.

These properties identified as:

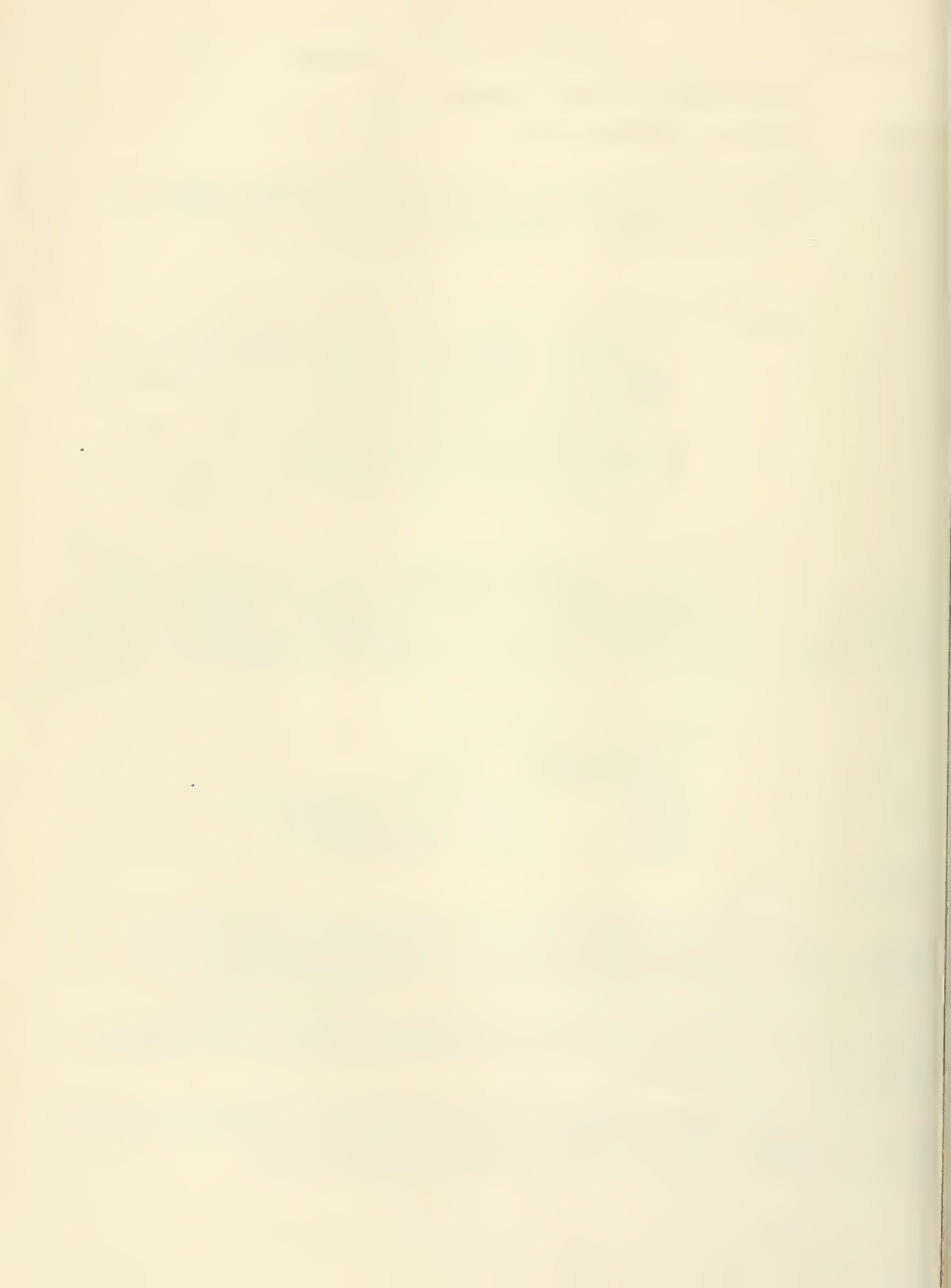
<u>Block/Parcel</u>	<u>Address</u>
606-11	1777/1781 Washington St.
586-2	1736 Washington St.
586-1	1724 Washington St.

operated as bars.

By general consensus of responsible South End community groups, their continued existence is a blighting influence on a neighborhood which is striving to reinforce its residential qualities through widespread rehabilitation and new housing developments.

These properties are incompatible with the surrounding re-developed uses and is in conflict with South End Renewal Objectives for residential neighborhoods.

Pursuant to Section 403 of the Plan it is therefore advisable to add the acquisition of Block 606-Parcel 11, Block 586-Parcel 2 and Block 586-Parcel 1 to the South End Urban Renewal Plan.



The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, The Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965 and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to properties identified as Block 606-Parcel 11, Block 586-Parcel 2, Block 586-Parcel 1 consistent with the objective of the South End Urban Renewal Plan; and

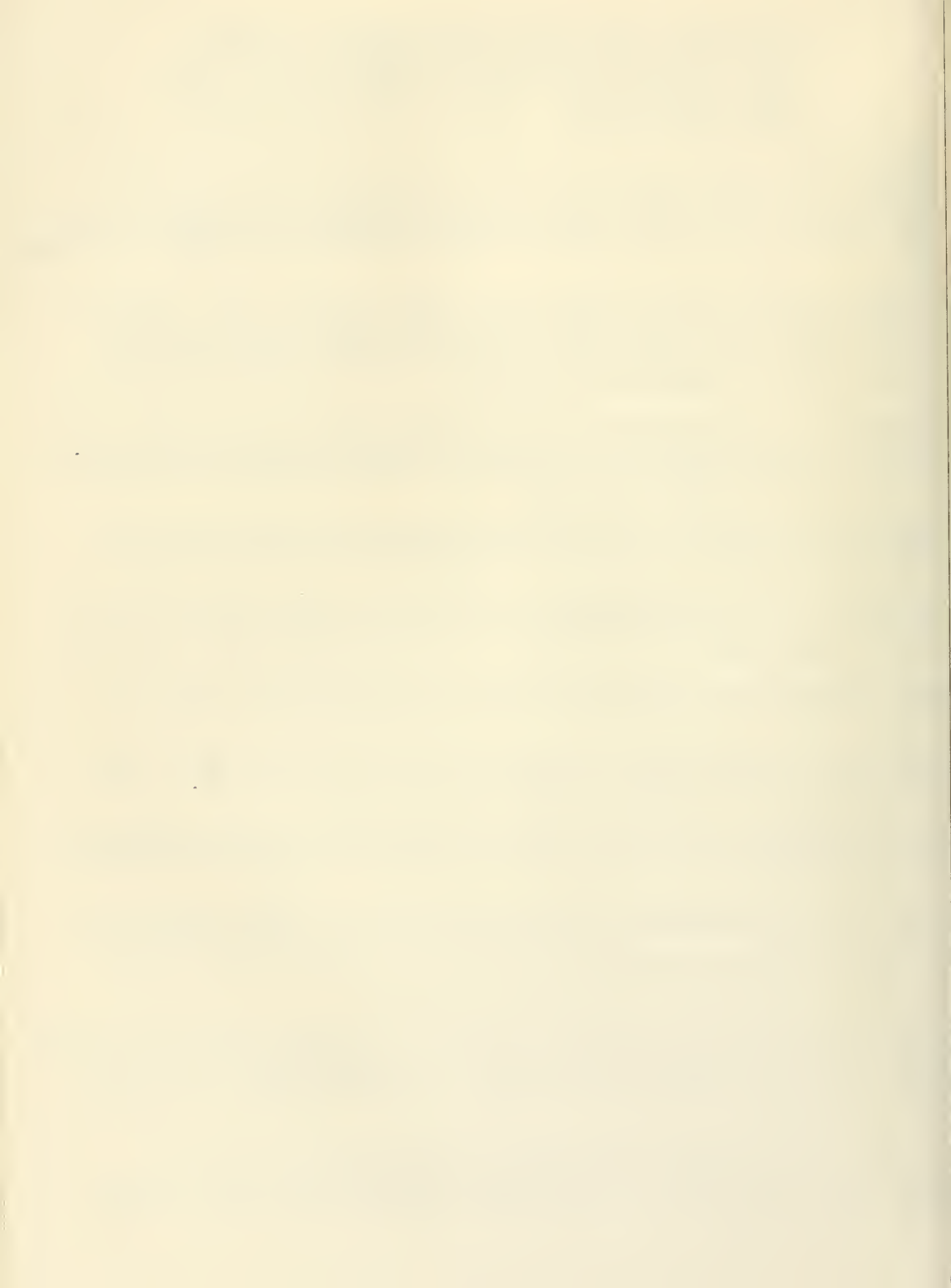
WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan:

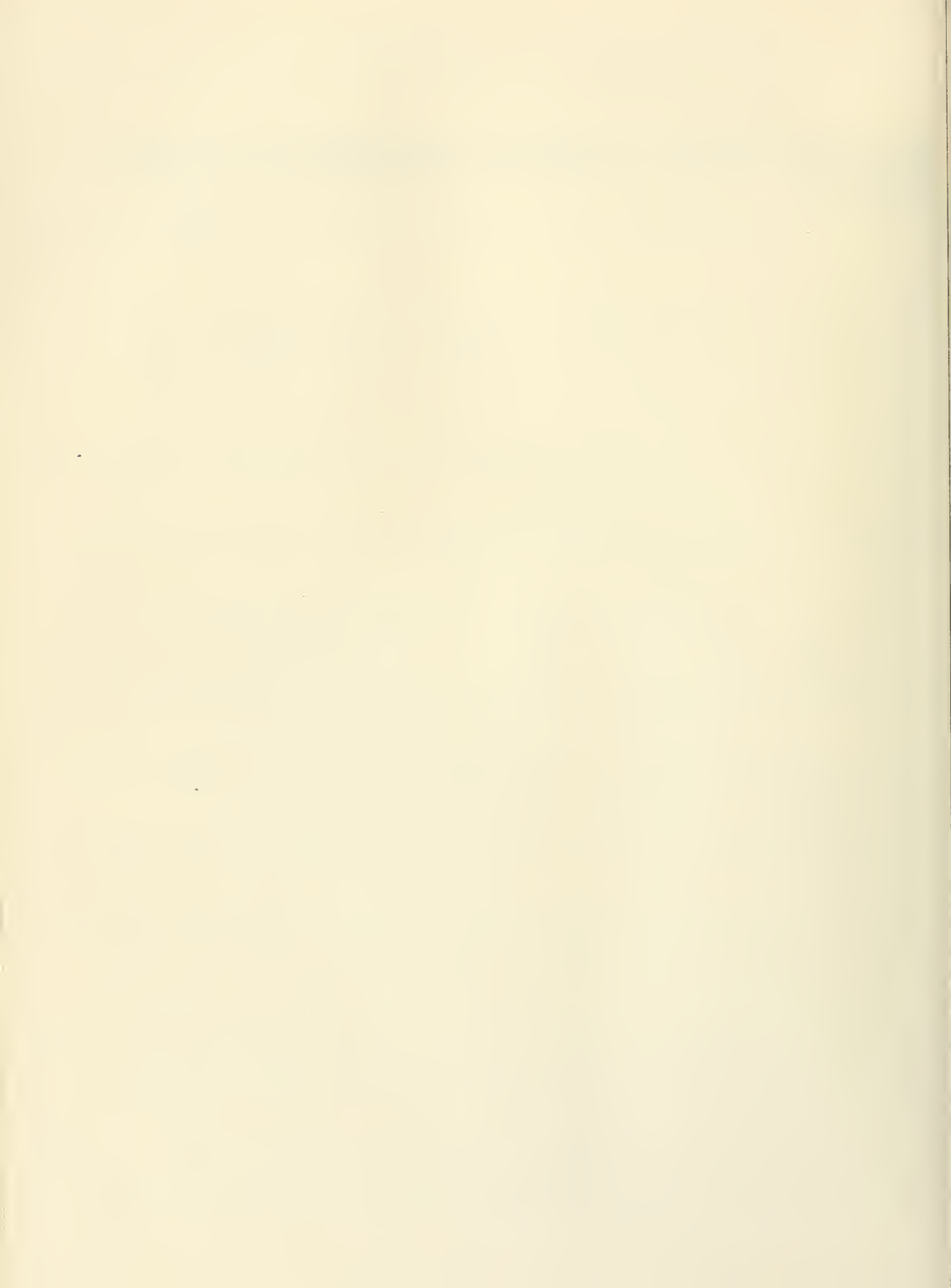
NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan Mass. R-56, be and hereby is amended by:

1. That Map No. 1, "Property Map" is hereby modified by the addition of the properties identified as Block 606-Parcel 11, Block 586-Parcel 2, Block 586-Parcel 1.
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook PHM 7202.1 Circular dated June 3, 1970.



6. That the Director of Real Estate be and hereby is authorized to obtain appraisals and to negotiate the acquisition of the subject properties.



Doc = 3008

MEMORANDUM

OCTOBER 23, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
PARCELS 19 and PB-6

SUMMARY: This memorandum requests that the Authority

- 1) Adopt a minor modification of the South End Urban Renewal Plan with respect to Disposition Parcel 19 and PB-6; and
- 2) Authorize the Director to proclaim by certificate this minor modification.

On December 11, 1969, the Authority designated the Emergency Tenants Council (now I. B. A.) as redeveloper of Parcel 19 area including Parcel PB-6. Since that time I. B. A. has successfully completed a major rehabilitation program on Tremont Street, West Newton Street, and Shawmut Avenue. I. B. A. has also recently completed an Elderly Housing Tower and has a 191 unit family housing development under construction.

I. B. A. has prepared a second major rehabilitation program "Casas Borinquen", involving nine Authority-owned buildings. The project will involve the rehabilitation of 36 units of low-moderate income housing as well as commercial space. Massachusetts Housing Finance Agency has approved financing for the project.

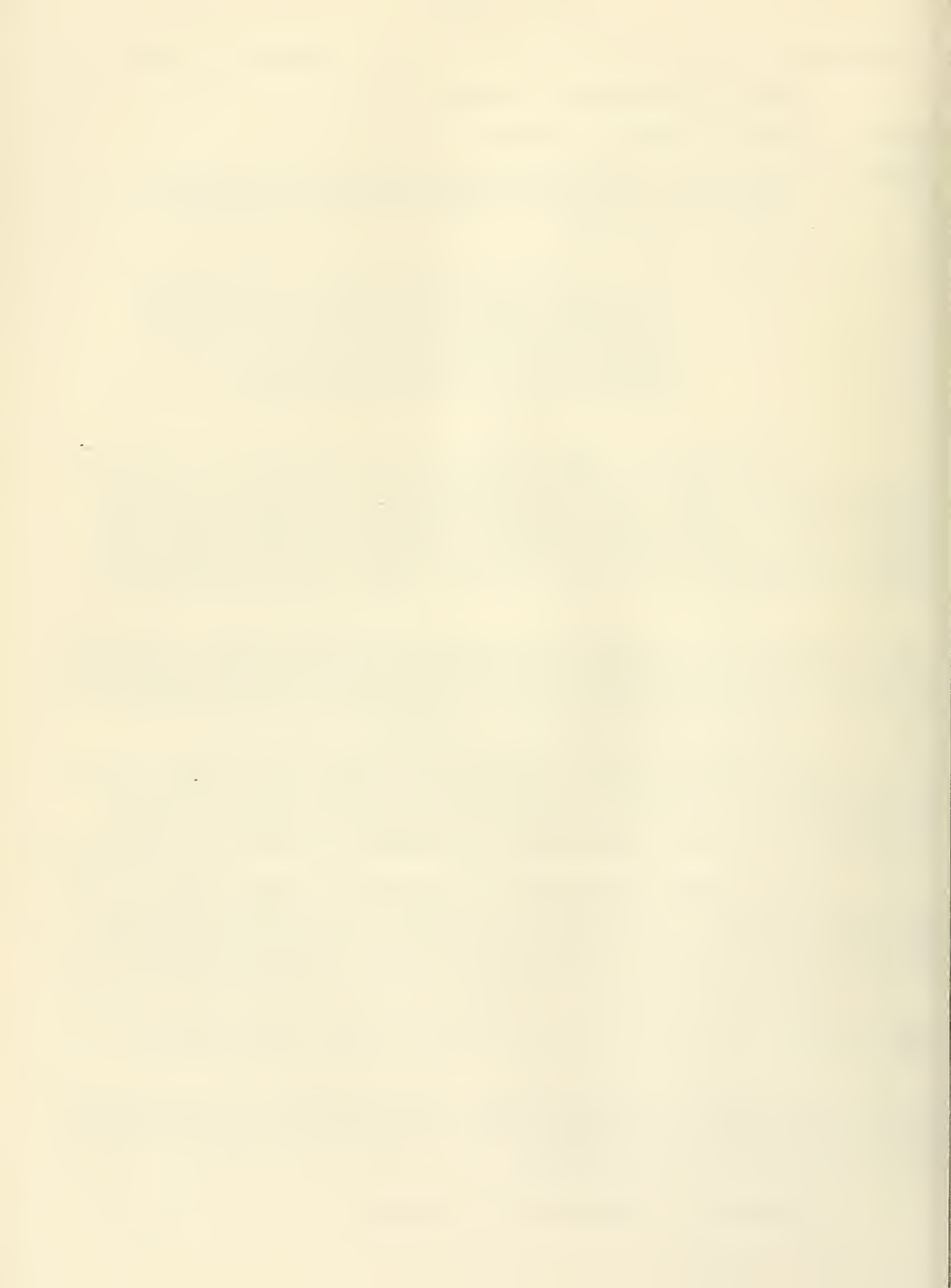
Two buildings, 628-630 Tremont Street and 638 Tremont Street, are scheduled for demolition as part of Parcel 19. Two other buildings, 10 and 12 Upton Street, are scheduled for demolition as part of Parcel PB-6. In order to allow the successful completion of the rehabilitation program these buildings should be deleted from demolition.

It is, therefore, advisable to amend the "Reuse Parcels" map of the South End Urban Renewal Plan by deleting 628-630 Tremont Street, 638 Tremont Street, and 10 and 12 Upton Street from Parcels 19 and PB-6 and designating these buildings, to be called Parcels RD-81, RD-78, RD-86, and RD-90, subject to appropriate rehabilitation controls.

Parcels RD-81, RD-78, RD-86 will be included in the I. B. A. rehab program. Parcel RD-90 will be rehabilitated by the resident owner.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 19 and Parcel PB-6 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map No. 3 "Reuse Parcels" is hereby modified by the deletion of numbers 623-630 Tremont Street from Parcel 19, and by the deletion of 10 and 12 Upton Street from Parcel PB-6.
2. That numbers 623-630 Tremont Street, 633 Tremont Street, 10 Upton Street, 12 Upton Street be designated as Parcel RD-81, Rd-78, RD-86, and RD-90 and subject to the rehabilitation controls outlined in Chapter 8 of the South End Urban Renewal Plan.
3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.



6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated June 3, 1970.

MEMORANDUM

DECEMBER 18, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN
RENEWAL PLAN - PROPERTY IDENTIFIED AS BLOCK 606-
PARCEL 11, BLOCK 586-PARCEL 3, BLOCK 586-1.

SUMMARY: This memorandum requests that the Authority:

1. Adopt a Minor Modification of the South End Urban Renewal Plan with respect to the properties identified as Block 606-Parcel 11, Block 586-Parcel 3 and Block 586-Parcel 1.
2. Authorize the Director to proclaim by certificate this minor modification.
3. Further authorize the Director of Real Estate to negotiate the acquisition of this property.

ADDITIONAL NOTATION:

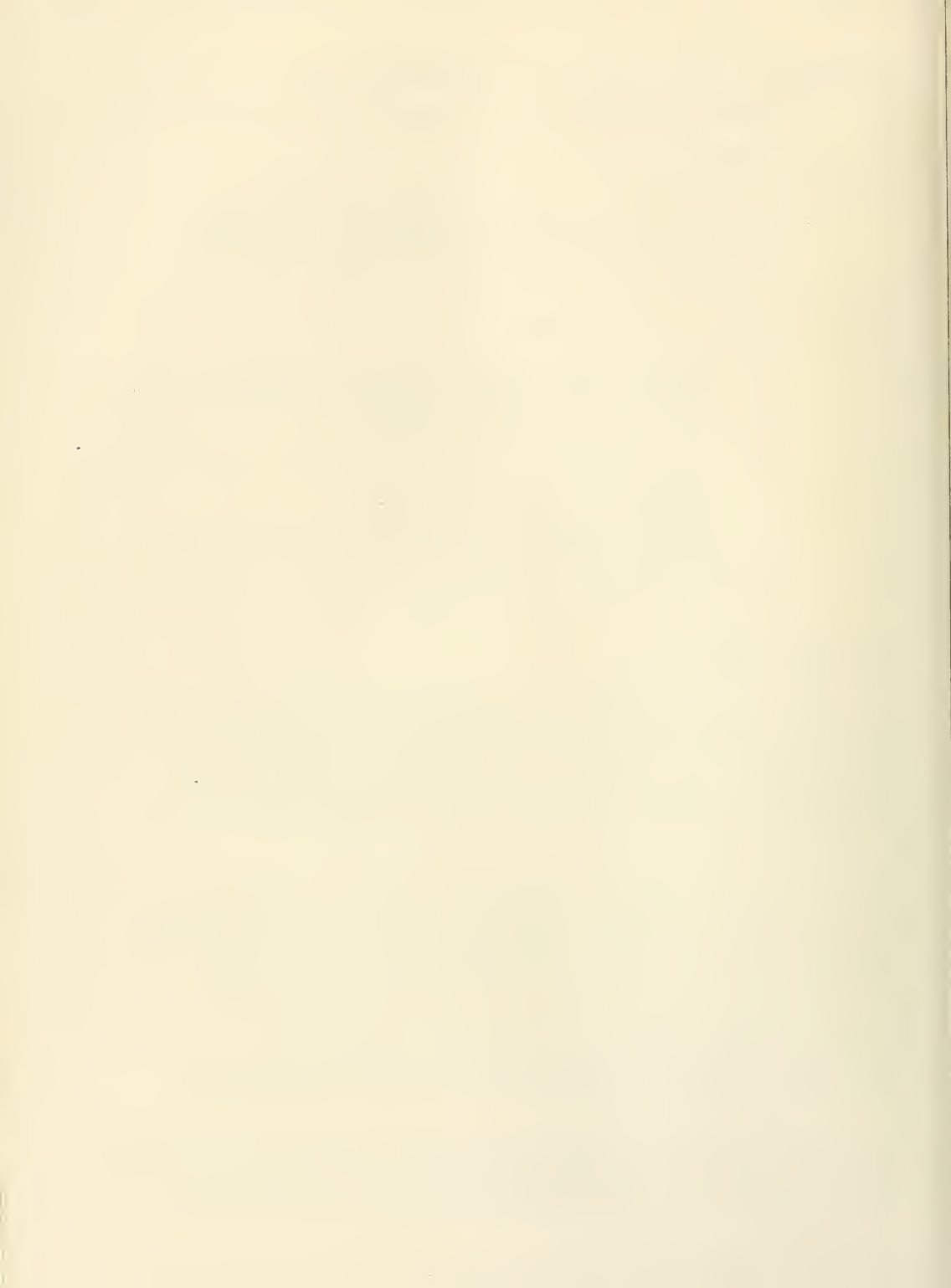
On October 23, 1975, the Boston Redevelopment Authority Board approved a Proclaimer of Minor Modification of the South End Urban Renewal Plan with respect to acquiring three parcels. As there was a discrepancy in the original proclaimer, it is now appropriate, in order to correct the Authority records, to adopt the attached proclaimer which incorporates the correction.

One of the long standing objectives of the South End Urban Renewal Plan is to remove incompatible land use and property uses and especially non-residential uses, from the residential community, so as to improve the residential environment. Section 403 of the South End Urban Renewal Plan provides for the acquisition of properties to meet these objectives.

These properties identified as Block 606-Parcel 11, 1777/1781 Washington Street; Block 586-Parcel 3, 1736 Washington Street; and Block 586-Parcel 1, 1724 Washington Street, operated as bars.

By general consensus of responsible South End community groups, their continued existence is a blighting influence on a neighborhood which is striving to reinforce its residential qualities through widespread rehabilitation and new housing developments.

These properties are incompatible with the surrounding redeveloped uses and is in conflict with South End Renewal



Pursuant to Section 403 of the Plan it is therefore advisable to add the acquisition of Block 606- Parcel 11, Block 586- Parcel 3 and Block 586-Parcel 1 to the South End Urban Renewal Plan.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, The Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965 and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to properties identified as Block 606-Parcel 11, Block 586-Parcel 3, Block 586-Parcel 1 consistent with the objective of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan:

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan Mass. R-56, be and hereby is amended by:

1. That Map No. 1, "Property Map" is hereby modified by the addition of the properties identified as Block 606-Parcel 11, Block 586-Parcel 3, Block 586-Parcel 1.
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook PHM 7202.1 Circular dated June 3, 1970.

6. That the Director of Real Estate be and hereby is authorized to obtain appraisals and to negotiate the acquisition of the subject properties.

Doc # 2262

MEMORANDUM

January 29, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE
URBAN RENEWAL PLAN/PARCEL PB-2

SUMMARY: This memorandum requests that the Authority adopt a Minor Modification of the South End Urban Renewal Plan with respect to Parcel PB-2:

1. Remove Parcel PB-2 from the acquisition schedule.
2. Authorize the Director to proclaim by certificate this Minor Modification.
3. Further authorize the Director to advertise the Authority-owned property at 25 Dartmouth Street for rehabilitation.

Disposition Parcel PB-2 is located at Dartmouth and Montgomery Street in the South End Urban Renewal Area and contains some 7,500 square feet. Section 602 of the South End Urban Renewal Plan calls for Parcel PB-2 to be developed as a playground. Section 1201 of said plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority.

The demolition of the existing housing stock for the Mackey School expansion program is undesirable in light of the present need for additional housing stock in the South End community. Therefore it is recommended that this parcel be removed from an acquisition area. It is additionally recommended that the current permitted land use be changed from playground to residential.

It is requested that the Director be authorized to proclaim by certificate, this minor modification.

Finally, it is requested that the Director be authorized to advertise the Authority-owned property at 25 Dartmouth Street for rehabilitation.

The proposed modification is minor and does not substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, The Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965 and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to properties identified as Parcel PB-2 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 731 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

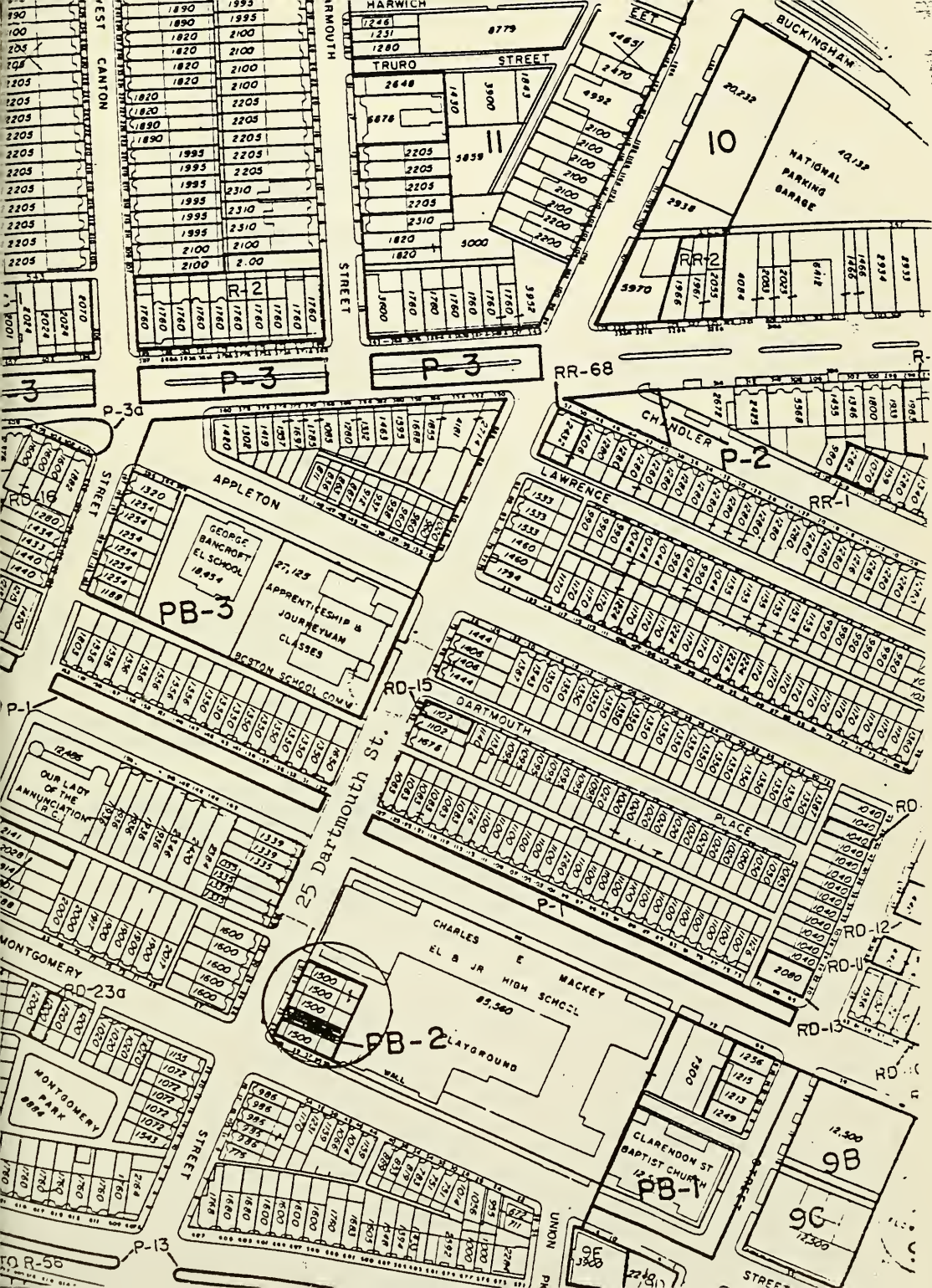
NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan Mass. R-56, be and hereby is amended by:

1. That Chapter VI, "Land Use Building Requirement and Other Controls", Section 602, Table A "Land Use and Building Requirements" is hereby modified by changing the permitted Land Use Of Parcel PB-2 from play-ground to Residential;
2. That Parcel PB-2 be removed from the acquisition schedule;
3. That residential land use of PB-2 will be subject to rehabilitation in accordance with Authority guidelines and controls;
4. That the proposed is found to be a minor modification which does not substantially or materially alter or change the Plan;
5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
6. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable, and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment;

7. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan all in accordance with the provisions of the Urban Renewal Handbook, RHN 7207.1 circular dated June 3, 1970, and

3. That the Director be and hereby is further authorized to advertise the Authority-owned property at 25 Dartmouth Street for rehabilitation.



Doc # 30
April 15, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT T. KENNEY, DIRECTOR
SUBJECT: SOUTH END URBAN RENEWAL AREA (Mass. R-56)
MINOR MODIFICATION OF THE URBAN RENEWAL AREA

SUMMARY: This Memorandum requests that the Authority adopt a minor modification of the South End Urban Renewal Plan by deleting 47 Waltham Street from the acquisition plan.

The South End Urban Renewal Plan calls for acquisition and demolition of a free standing house located at 47 Waltham Street. This property is included in the South End Disposition Parcel PB-12, which was originally scheduled for the proposed new John J. Williams Elementary School. There are indications that new school construction on this site is extremely remote and that any future development would not necessitate the acquisition of this property.

Mr. James Chadwick is purchasing this building and has expressed a willingness to rehabilitate this property in accordance with Authority standards and guidelines. The land area of this property is 1,038 square feet and the building is structurally sound and suitable for rehabilitation.

It is therefore advisable to delete the acquisition of 47 Waltham Street from Disposition Parcel PB-12, in order that it might be rehabilitated and returned to the housing stock.

It has been determined the modifications are minor and do not substantially or materially alter or change the plan. These modifications may therefore be effected by Vote of the Authority, pursuant to Section 1210 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the plan; and

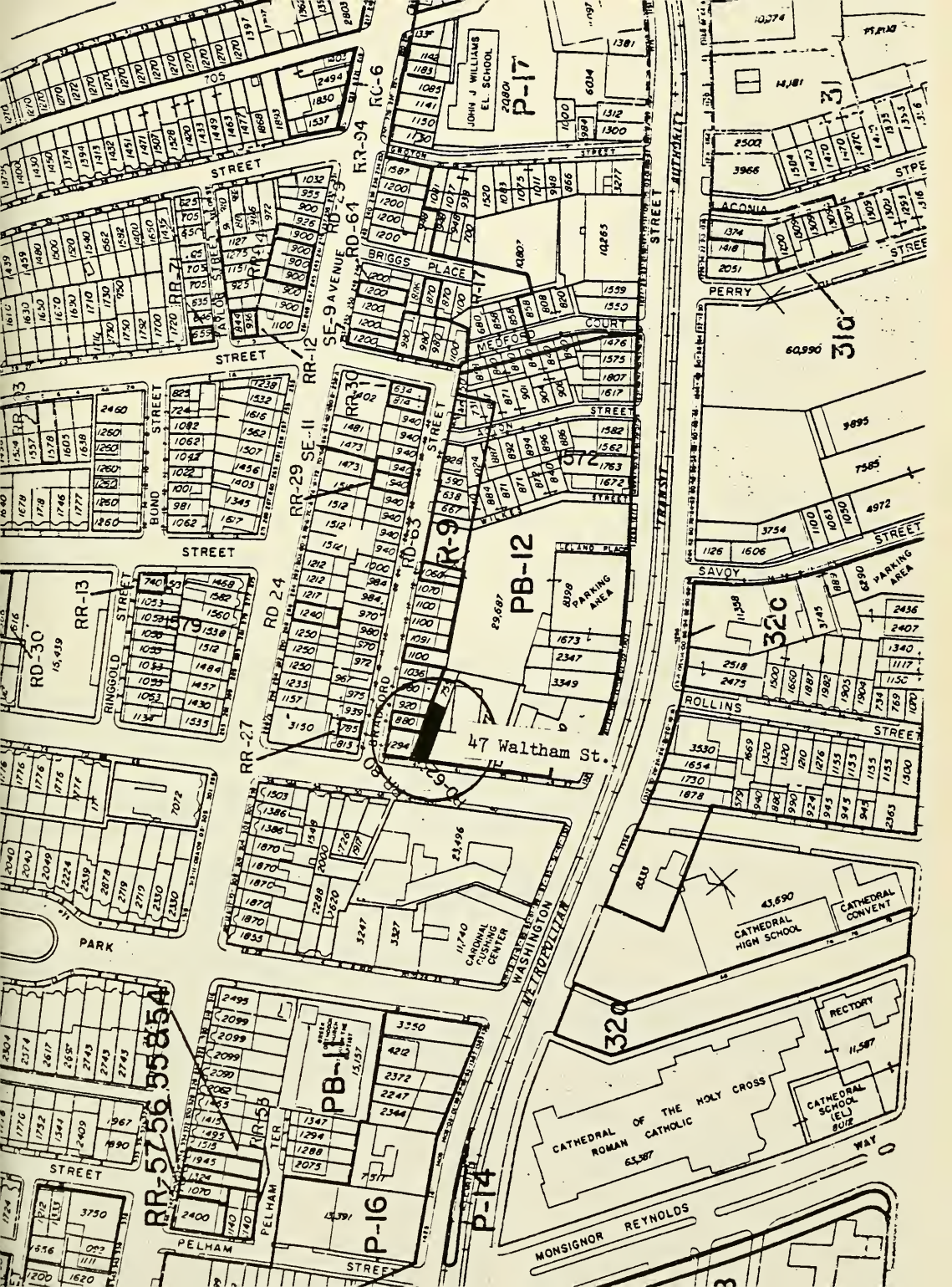
WHEREAS, Map No. 1 of said Urban Renewal Plan, entitled, "Property Map" designates the property located at 47 Waltham Street to be acquired for new institutional construction; and

WHEREAS, Map No. 3 of said Urban Renewal Plan, entitled, "Reuse Parcels", designates the property located at 47 Waltham Street, as part of Reuse Parcel PB-12; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Map No. 1, "Property Map", is hereby modified by deletion therefrom of the following properties for acquisition for new institutional construction: 47 Waltham S
2. That Map No. 3, "Reuse Parcels", is hereby modified by deletion therefrom of 47 Waltham Street as part of Reuse Parcel PB-12.
3. That the proposed modifications are found to be minor modifications which do not substantially alter or change the Plan.
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.
6. This resolution shall be effective immediately upon the concurrence therein of the U. S. Department of Housing and Urban Development.



Doc # 3299

15 April 1976

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE SOUTH END
URBAN RENEWAL PLAN/PARCEL R-1

SUMMARY: This memorandum requests that the Authority adopt a Minor Modification of the South End Urban Renewal Plan with respect to Disposition Parcel R-1; and that the Authority authorize the Director to proclaim by Certificate this Minor Modification.

Disposition Parcel R-1 is located at 294-296 Columbus Avenue in the South End Urban Renewal Area and contains a double building on 4,098 square feet of land. Section 602 of the South End Urban Renewal Plan calls for Parcel R-1 to be developed for Residential Use. Section 1201 of said plan provides that Minor Modifications may be made at any time by the Boston Redevelopment Authority.

A potential developer has submitted a proposal for the rehabilitation of three (3) dwelling units and one (1) commercial unit on this parcel. The developer would relocate a keypunch service from Roxbury to the South End. This move would help attract a wider range of employees. The developer further would occupy one of the apartments and would rent the other two dwelling units.

The immediate area on Columbus Avenue adjacent to Parcel R-1 is composed of buildings which are commercial--residential, the majority of which have been rehabilitated.

It is recommended that the current permitted land-use for this parcel should be changed from residential to residential-upper floors, commercial and/or offices-ground floor (1).

Finally, it is requested that the Director be authorized to proclaim by Certificate this Minor Modification.

The proposed Modification is Minor and does not substantially or materially alter or change the plan. This Modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF
THE SOUTH END URBAN RENEWAL AREA, PROJECT NO.
MASS. R-56 AND AUTHORIZATION TO PROCLAIM BY
CERTIFICATE THIS MINOR MODIFICATION.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel R-1 is consistent with the objectives of the South End Urban Renewal Plan; and

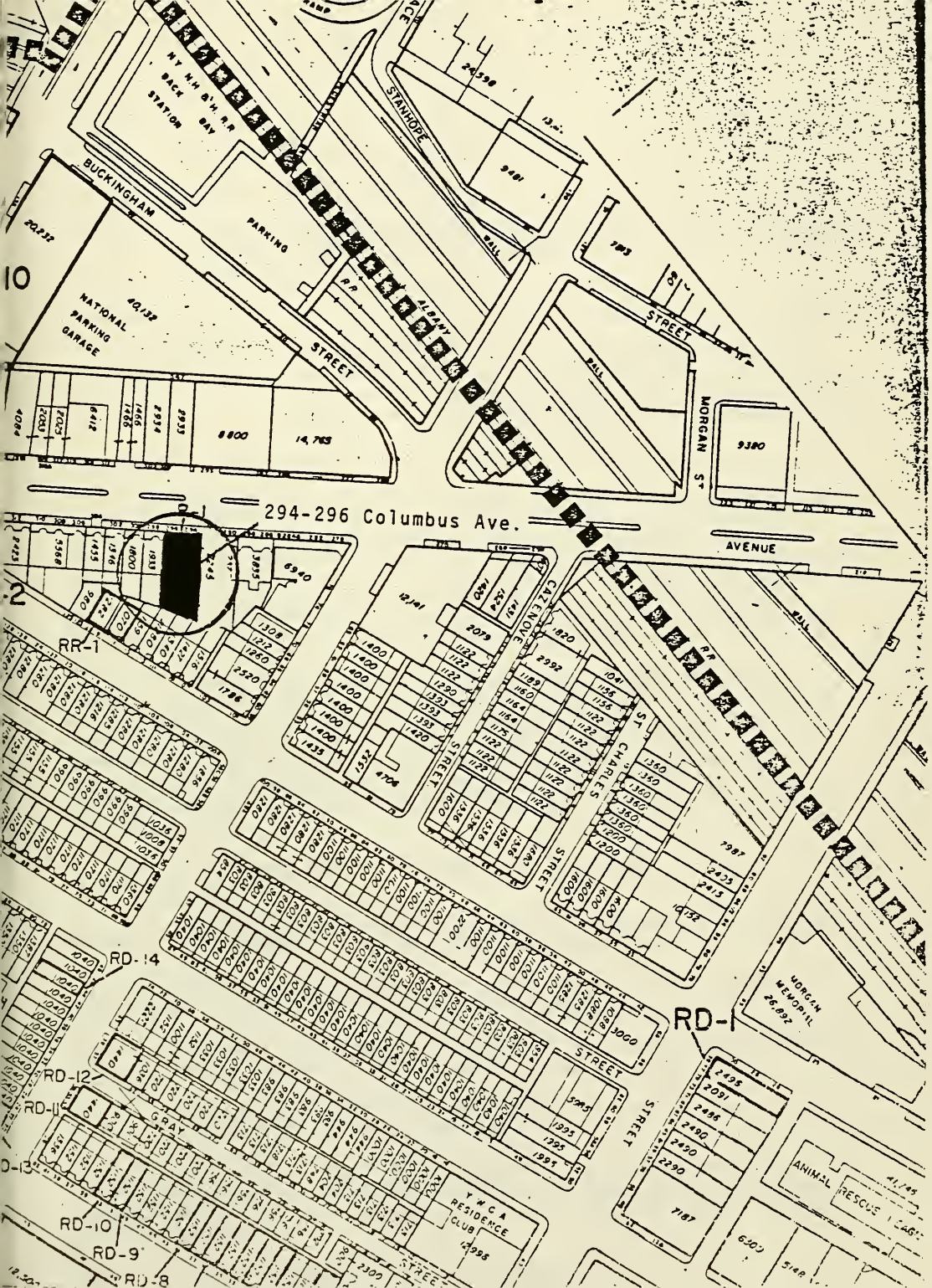
WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Chapter VI, "Land Use, Building Requirement and Other Controls," Section 602, Table A "Land Use and Building Requirements" is hereby modified by changing the Permitted Land Use on Parcel R-1 from residential to residential-upper floors, commercial and/or offices-ground floor (1).
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.



MEMORANDUM

May 20, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
PARCELS 54 and 56

SUMMARY: This memorandum requests that the Authority adopt a Minor Modification of the South End Urban Renewal Plan with respect to Disposition Parcels 54 and 56, and that the Authority authorize the Director to proclaim by Certificate this Minor Modification.

Disposition Parcel 54 is located at Harrison Avenue, Wareham Street, and East Canton Street in the South End Urban Renewal Area and contains some 143,985 square feet. Disposition Parcel 56 is located between East Canton Street and East Dedham Street in the South End Urban Renewal Area and contains some 28,668 square feet. Section 602 of the South End Urban Renewal Plan calls for Parcel 54 to be developed for Residential, Institutional, or Commercial use and Parcel 56 for Off-Street Parking use. The Authority owns only two small vacant lots containing 6,938 square feet in Parcel 56.

The New England Nuclear Corporation, the designated developer for Parcels 47 and 56, has acquired the remaining land which is presently used as a parking area. New England Nuclear has submitted a proposal for the development of a 45,000 square foot laboratory building on Parcel 47 and parking adjacent on Parcel 56. In order to successfully implement this program, New England Nuclear requires the use of the vacant land owned by the Corporation (some 7,400 square feet) presently within the boundaries of Parcel 54.

In order to permit this action, Parcels 54 and 56 should be altered as follows:

- 1) The easterly boundary of Parcel 54, between East Canton and East Dedham Streets, shall be located at Andrews Street;
- 2) The westerly boundary of Parcel 56, between East Canton and East Dedham Streets, shall be located at Andrews Street;
- 3) The proposed right-of-way between East Canton and East Dedham Streets shall be eliminated and the land allocated to Parcel 56.

Finally, it is requested that the Director be authorized to proclaim, by Certificate, this minor modification.

The proposed modification is minor and does not substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO, MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcels 54 and 56 are consistent with the objectives of the South End Urban Renewal Plan; and

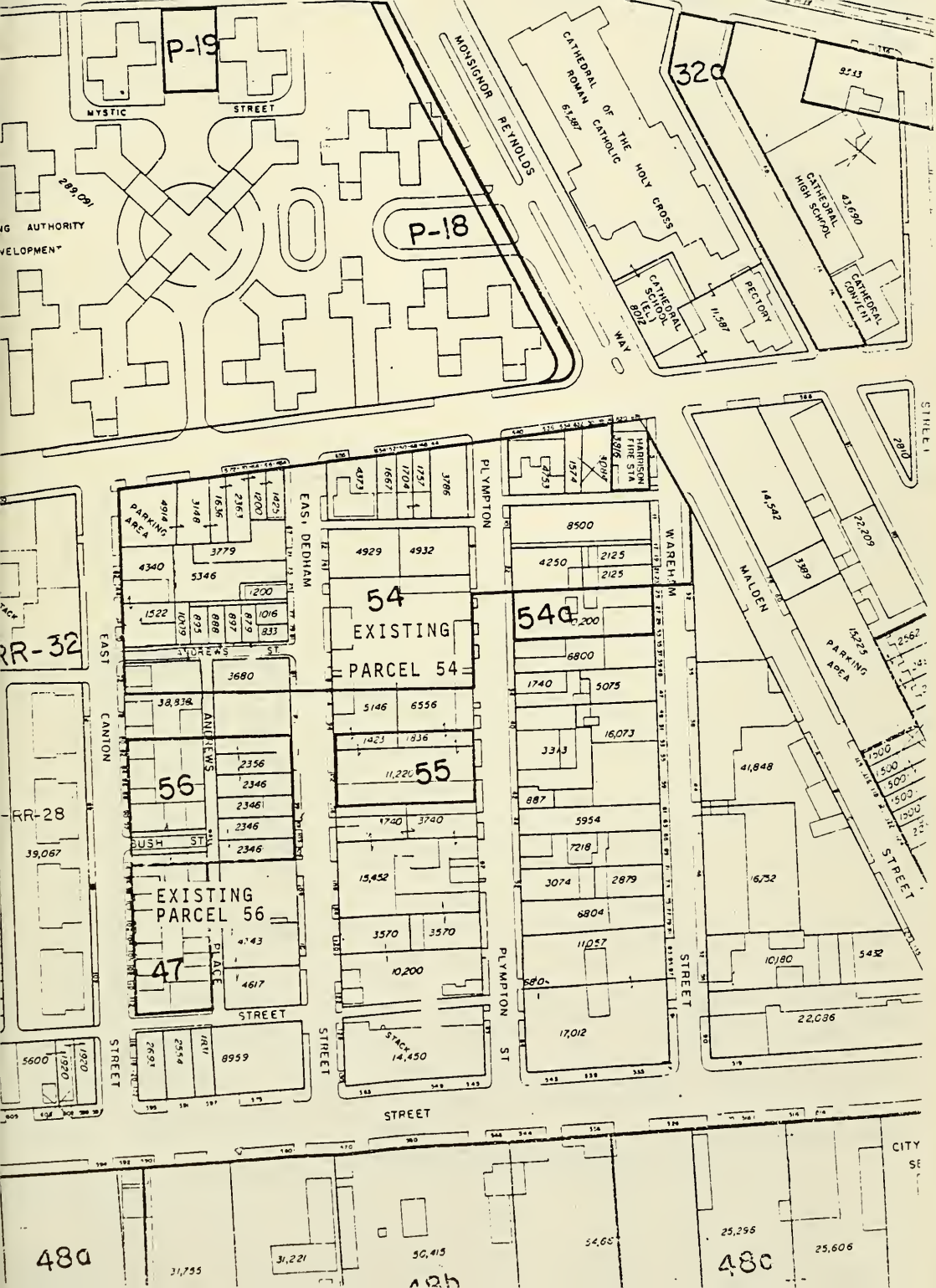
WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map No. 3 "Reuse Parcels" is hereby modified locating the easterly boundary of Parcel 54 at Andrews Street. (map attached)
2. That Map No. 3 "Reuse Parcels" is hereby further modified by locating the westerly boundary of Parcel 56 at Andrews Street. (map attached)
3. That Map No. 5 "Proposed Rights-of-Way" be modified by eliminating the proposed right-of-way between East Canton and East Dedham Streets.
4. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
7. That the Director be and hereby is authorized to proclaim by Certificate these minor modifications of the Plan; all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.



25.606

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL
PLAN/PARCEL X-39

SUMMARY: This memorandum requests that the Authority adopt a Minor Modification of the South End Urban Renewal Plan with respect to Disposition Parcel X-39; and that the Authority authorize the Director to proclaim by Certificate this Minor Modification.

Disposition Parcel X-39 is bounded by East Lenox Street, Reed Street, Thorndike Street and Harrison Avenue in the South End Urban Renewal Area and contains some 78,500 square feet. The irregular shape of Parcel X-39 is shown on the attached map. The Authority has acquired only five small parcels in X-39 containing some 2,496 square feet. Three of the lots are vacant land and two contain three-story brick buildings.

The Stride Rite Corporation, a major South End company with approximately 1,100 employees, owns a significant portion of Parcel X-39. Stride Rite wishes to acquire the three vacant Authority parcels and build a parking lot for its employees on a portion of Parcel X-39. Section 602, Table A, of the South End Urban Renewal Plan lists "Parking" as a permitted land use on Parcel X-39.

In order to permit this action, Parcel X-39 should be sub-parcelized as follows:

1.) The area bounded by East Lenox Street, Reed Street, Newcomb Street, and Harrison Avenue should continue to be designated as Parcel X-39 with the existing controls in force;

2.) The area bounded by Newcomb Street, Reed Street, Thorndike Street, and Harrison Avenue should be designated as Parcel X-39A with "Parking" as the permitted land use;

3.) The four brick buildings, Nos. 41-47 Thorndike Street, should be removed from Parcel X-39. The two Authority-owned buildings should be designated as Parcels RR-117 (45 Thorndike Street) and RR-118 (47 Thorndike Street) and offered for sale for residential rehabilitation.

Finally, it is requested that the Director be authorized to proclaim, by Certificate, this minor modification.

The proposed modification is minor and does not substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel X-39 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

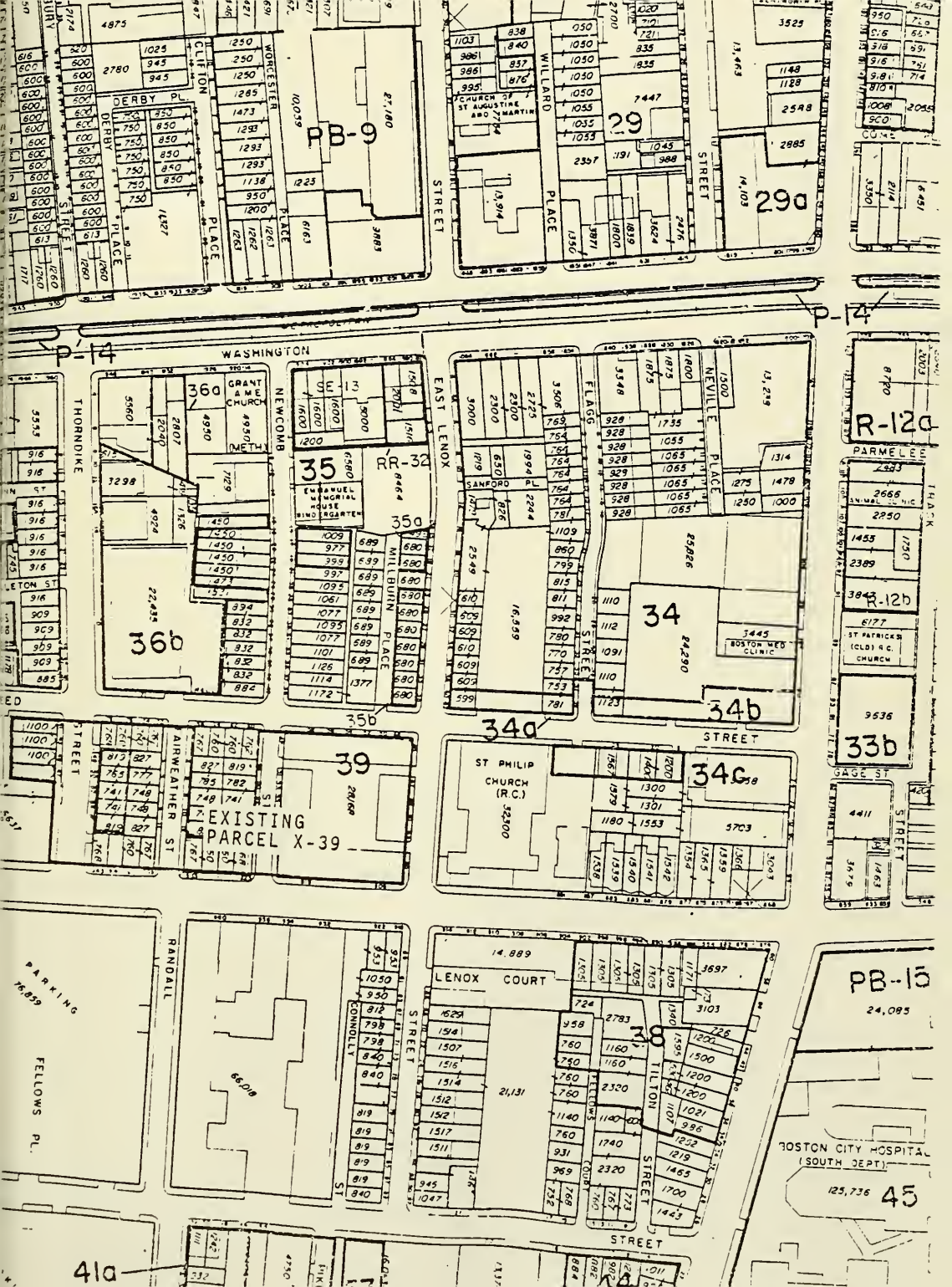
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map No. 3 "Reuse Parcels" is hereby modified by creating sub-parcels X-39 and X-39A retaining the present permitted uses. (map attached)
2. That Map No. 3 "Reuse Parcels" is hereby further modified by deleting Nos. 41-43 Thorndike Street from the Parcel X-39 acquisition schedule and establishing "residential" as a permitted land use for Nos. 41-47 Thorndike Street. (map attached)
3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

6. That the Director be and hereby is authorized to proclaim by Certificate these minor modifications of the Plan; all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.



PB-9

R-12a

R-12b

PB-15

36b

39

34

34b

34c

33b

34a

45

41a

EXISTING PARCEL X-39

ST PHILIP CHURCH (R.C.)

BOSTON CITY HOSPITAL (SOUTH DEPT)

PARKING

FELLOWS PL.

36a

35

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MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
Proclaimer of Minor Modification of the Urban Renewal Plan
Certain property identified as Block 606 Parcel 12

SUMMARY: This memorandum requests that the Authority:

- 1) Adopt a Minor Modification of the South End Urban Renewal Plan with respect to the property identified as Block 606 Parcel 12.
- 2) Authorize the Director to proclaim by certificate this minor modification.
- 3) Further authorize the Director of Real Estate to negotiate the acquisition of this property.

One of the long standing objectives of the South End Urban Renewal Plan is to remove incompatible land use and property uses and especially non-residential uses, from the residential community, so as to improve the residential environment. Section 403 of the South End Urban Renewal Plan provides for the acquisition of properties to meet these objectives.

This property identified as Block 606 Parcel 12 is operated as a bar.

By general consensus of responsible South End community groups, their continued existence is a blighting influence on a neighborhood which is striving to reinforce its residential qualities through widespread rehabilitation and new housing developments.

This property is incompatible with the surrounding redeveloped uses and is in conflict with South End Renewal Objectives for residential neighborhoods.

Pursuant to Section 403 of the Plan it is therefore advisable to add the acquisition of Block 606 Parcel 12 to the South End Urban Renewal Plan.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965 and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to property identified as Block 606 Parcel 12 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to chapter 781 of the Acts and Resolves of 1975 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan:

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan Mass. R-56, be and hereby is amended by:

1. That Map No. 1, "Property Map" is hereby modified by the addition of the property identified as Block 606 Parcel 12.

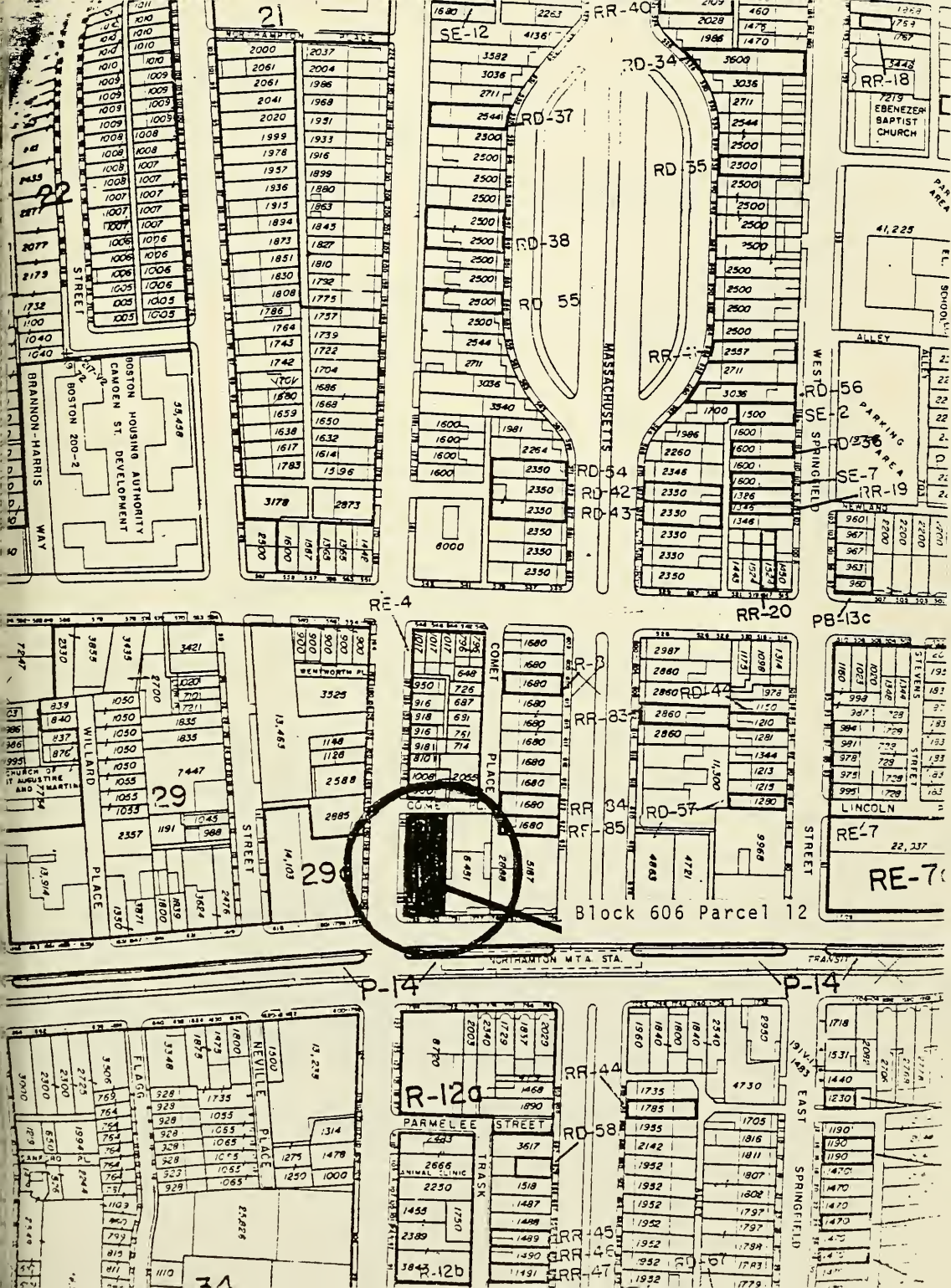
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;

3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook PHM 7202.1 Circular dated June 3, 1970.

6. That the Director of Real Estate be and hereby is authorized to obtain appraisals and to negotiate the acquisition of the subject properties.



MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH/DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
PARCEL X-26

SUMMARY: This memorandum requests that the Authority:
(1) Adopt a minor modification of the South
End Urban Renewal Plan with respect to Parcel
X-26; and (2) Authorize the Director to pro-
claim by Certificate this minor modification.

Parcel X-26 in the South End Urban Renewal Area is bounded by Tremont Street, Warwick Street, former Parcel 24, Roxse Housing high rise to the south, and existing privately-owned residences, on Douglas Square, to the north. This parcel is proposed in the South End Urban Renewal Plan for Residential, Commercial, and Institutional development, and in part, to provide a set back area for the proposed twenty (20) foot widening of Tremont Street below Douglas Square. All structures on Parcel X-26 have been razed, except for #1002-1006 Tremont Street at the extreme northwest corner of the parcel.

Major transportation planning changes in this area, including the cancellation of the Inner Belt and Southwest Expressway, and replacement with the Crosstown and Southwest Arterial Street, indicate that no widening of Tremont Street will, in fact, be necessary.

The present use of the building at 1002-1006 Tremont Street, within Parcel X-26, as a neighborhood drug store, constitutes an important community service. The most appropriate disposition for this property now would be rehabilitation of the building, with retention of the existing pharmacy, and apartments on the upper two floors.

It is therefore proposed to modify the South End Urban Renewal Plan to provide for the rehabilitation of a portion of Parcel X-26, the existing Authority-owned building at #1002-1006 Tremont Street, for residential/commercial reuse. This will be identified as South End Parcel SE-57.

In the opinion of the Chief General Counsel, the proposed modification is minor and does not substantially or materially alter or change the Plan or the feasibility of development of the rest of Parcel X-26. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS.
R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE
THESE MINOR MODIFICATIONS.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel X-26 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of Chapter 30, Section 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment;

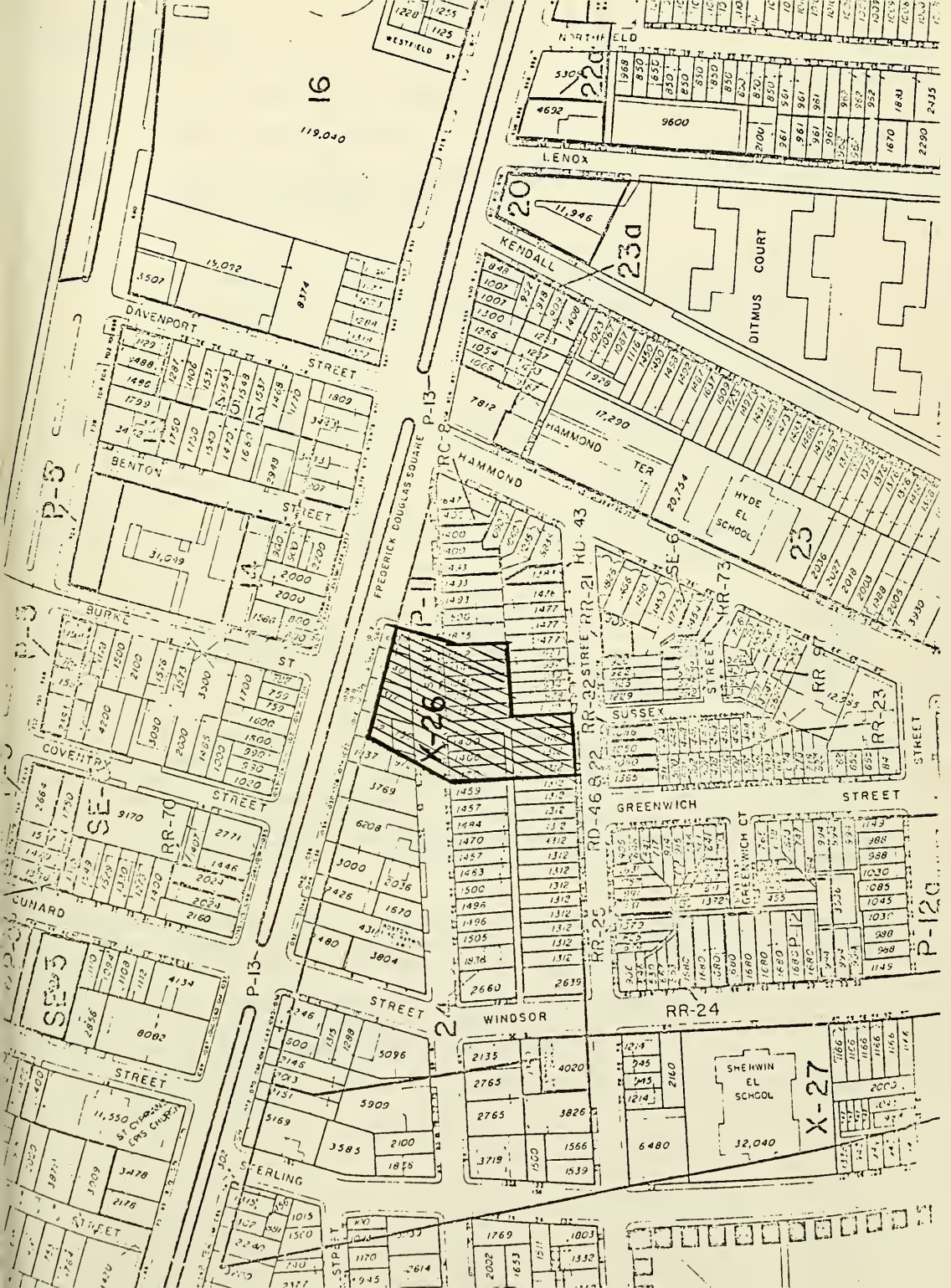
WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Chapter VI, "Land Use and Building Requirements" is hereby modified by changing the Permitted Land Use on a portion of Parcel X-26 from Residential/Commercial development to Residential/Commercial rehabilitation, as shown on map #1, and each portion of Parcel X-26 to be described as Parcel SE-57.
2. That Chapter VI, "Land Use, Building Requirement and other Controls", Section 602, Table A "Land Use and Building Requirements" for the portion of Parcel X-26 shown on map #2 will be residential/commercial on the parcel described as Parcel SE-57.
3. That residential, residential/commercial portion of X-26 as shown on map #1 and now described as Parcel SE-57 will be subject to rehabilitation in accordance with Authority guidelines and controls.
4. That the proposed is found to be a minor modification which does not substantially or materially alter or change the Plan;

5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
6. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
7. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHN 7207.1, circular dated June 3, 1970.



March 13, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH, DIRECTOR

SUBJECT: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
SOUTH END URBAN RENEWAL AREA
Parcels X-52a, X-52b, 42 and X-43

SUMMARY: This memorandum requests that the Authority (1) adopt a minor modification of the South End Urban Renewal Plan with respect to Parcels X-52a, X-52b, 42 and X-43; and (2) authorize the Director to proclaim by certificate this minor modification.

The South End Urban Renewal Plan adopted by the Authority on September 23, 1965, in Section 602 thereof, designated certain parcels in the southeast corner of the South End Urban Renewal Area for either commercial or light industrial development. Among these were Parcels X-52a, 42 and X-43. Another site, Parcel X-52b, directly adjacent to the foregoing, and rezoned as an M-2 Manufacturing Area by the Plan is referenced for Open Space re-use in the original version of the South End Plan. Correction of the plan in this regard, to facilitate appropriate industrial development in the South End will be among those recommended actions described below and comprising this request for minor plan modification.

On April 17, 1975 the Authority voted to enter into a partial Cooperation Agreement with the Boston Economic Development and Industrial Commission (EDIC) and the Mass. Department of Public Works (MDPW) to coordinate various governmental and private efforts to assure the successful development of the Crosstown Street and the Crosstown Industrial Park, both important goals of the Southwest Corridor Development Plan.

Pursuant to that agreement, the Authority has voted, on November 4, 1976, on June 9, 1977 and on October 27, 1977, specific developer designations and BRA/EDIC/MDPW land transfers which will assure assembly and development of the Crosstown Industrial Park by EDIC, the approved Redeveloper. The redeveloper has negotiated with the Digital Equipment Corporation (DEC) to lease the 130,000 square foot manufacturing facility which will be built in two stages, and which can, pending final approvals, including those requested in this memorandum, be under construction by early summer 1978.

The Crosstown Industrial Park, as proposed includes certain MDPW land declared surplus for roadway purposes, certain land under City of Boston Streets which will be discontinued, and most important, BRA South End Parcels X-52a, X-52b, 42 and X-43.

As these Authority owned parcels will be combined and developed jointly, it is appropriate to make certain changes in parcel identification and for uniformity of land use, and building requirements. These changes are:

1. Reidentify Parcel X-52a as X-52-2; Change maximum building heights from 60' to 40'.

MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
SOUTH END URBAN RNEEWAL AREA
Parcels X-52a, X-52b, 42 and X-43

Page -2 -

2. Reidentify Parcel X-52b as X-52-1 and change permitted land use from "Open Space" to "Light Industrial-Commercial".
3. Reidentify Parcel 42 as Parcel X-42-1 and Parcel X-43 as Parcel X-42-2, and extend permitted reuse of X-42-2 to Light Industrial Commercial, to be consistent with all other BRA parcels involved herein.

These proposed changes will not substantially change or alter the approved South End Urban Renewal Plan, or any actions taken to date by the Authority to implement this important development. They will, however, simplify and make consistent the identification of BRA land to be developed and make uniform, appropriate development controls for these parcels, when conveyed to the Redeveloper.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the South End Urban Renewal Area by amending Section 602 thereof, Table A, Land Use and Building Requirements, and Renewal Maps 2 and 3 as required, respectively, Proposed Land Use and Reuse Parcels.

An appropriate Resolution is attached.

Attachment.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS.
R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE
THESE MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcels X-52a, X-52b, 42 and X-43 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

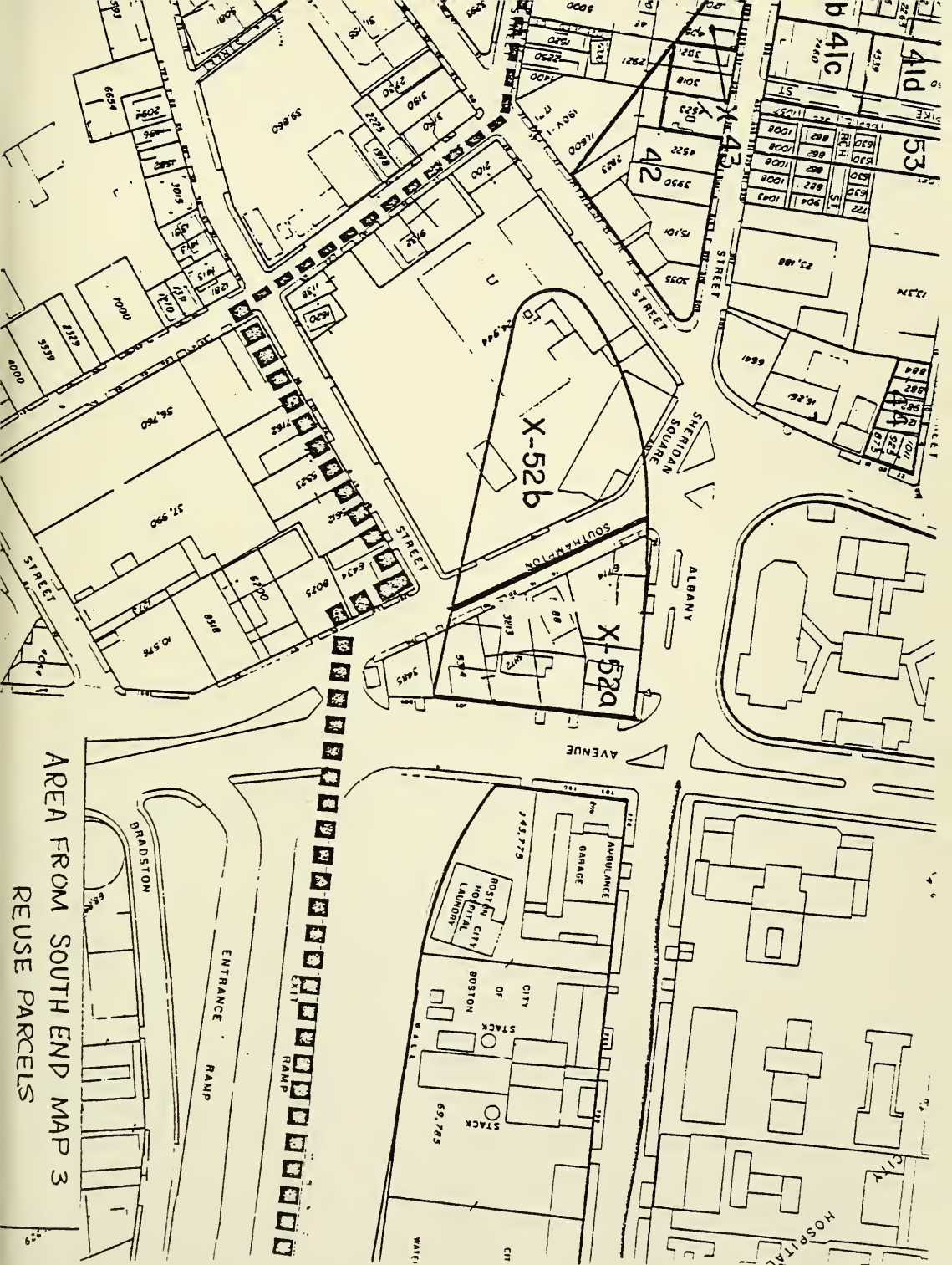
Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Chapter VI, Land Use, Building Requirements and Other Controls, Section 602, Table A "Land Use and Building Requirements" is hereby modified by:
 - a) Substitution of the identification "Parcel X-52-2" for "Parcel X-52a".
 - b) Changing the maximum allowable building height for Parcel X-52a, now Parcel X-52-2 from "60 feet" to "40 feet"; and
2. That said Section 602 Table A "Land Use and Requirements" is hereby further modified by:
 - a) Substitution of the identification "Parcel X-52-1" for "Parcel X-52b".
 - b) Deletion of the words "Open Space" under Permitted Land Uses for X-52b, now X-52-1, and substitution therefore of the words "Light Industrial-Commercial".
 - c) Deletion of the "Building Requirements", for X-52b, now X-52-1, and substitution therefore of the "Building Requirements" for X-52a, now X-52-2, as amended by Paragraph (1) (b) of this Resolution; and
3. That Section 602 Table A, "Land Use and Building Requirements" is hereby modified by:
 - a) Substitution of the identification "Parcel X-42-1" for "Parcel 42".



3. Continued

- b) Substitution of the identification Parcel "X-42-1" for "Parcel 42".
 - c) Addition of the words, "Light Industrial" to the "Permitted Land Use" of "Parcel X-43" now "Parcel X-42-2" which permitted use will now read "Light Industrial Commercial" and;
- 4. That pursuant to the aforementioned Resolutions the South End Urban Renewal Plan Maps 2 and 3, Proposed Land Use and Reuse Parcels respectively, are altered to conform to said resolves; and
 - 5. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan; and
 - 6. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect; and
 - 7. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
 - 8. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.



AREA FROM SOUTH END MAP 3
REUSE PARCELS

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN
OF THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that if the general requirements, controls and restrictions applicable to any part of the Project Area shall be modified after the lease or sale of such part, modification must be consented to by the Redeveloper or Redevelopers of such part or their successors and assigns; provided further that where the proposed modifications may substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Massachusetts Department of Commerce and Development;

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "playground" as the primary permitted use for Parcel P-17; and

WHEREAS, Section 403 of Chapter 4 of the said Urban Renewal Plan entitled: "Special Conditions" designates 47, 49, 51, and 53 Bradford Street as desirable for eventual public use; and

WHEREAS, the owner of said 47, 49, 51, and 53 Bradford Street has requested acquisition by the Authority of said 47, 49, 51, and 53 Bradford Street;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602, Table A "Land Use and Building Requirements" is hereby modified by the addition to reuse Parcel No. P-17 of 47, 49, 51, and 53 Bradford Street.
2. That the permitted use for Parcel P-17 shall be "playground".
3. That this proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.

5. This Resolution shall be effective immediately upon the concurrence therein of the U. S. Department of Housing and Urban Development.

VOTED: That the Real Estate Officer be and hereby is authorized to acquire through negotiated sale the following property during the period August to October, 1968:

BLOCK/PARCEL

STREET ADDRESS

551/21

47, 49, 51, and 53 Bradford Street

30 November 1978

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN/DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
BLOCK 520/PARCEL 3 - 397 SHAWMUT AVENUE

SUMMARY: This memorandum requests that the Authority:

(1) Adopt a Minor Modification of the South End Urban Renewal Plan with respect to the acquisition of vacant land identified as Block 520 Parcel 3.

(2) Authorize the Director to proclaim by Certificate this Minor Modification.

One of the long standing objectives of the South End Urban Renewal Plan is to remove incompatible land use, property uses and non-residential uses from the residential community so as to improve the residential environment.

Section 403 of the South End Urban Renewal Plan provides for the acquisition of properties to meet these objectives.

The vacant land identified as Block 520 Parcel 3 located at 397 Shawmut Avenue presents a blighted condition on a neighborhood striving to reinforce its residential qualities through rehabilitation and new housing development. It is also incompatible with surrounding redeveloped areas and is in conflict with South End renewal objectives for residential neighborhoods.

Pursuant to Section 403 of the Plan, it is therefore advisable to add the acquisition of Block 520 Parcel 3 to the South End Urban Renewal Plan.

The proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by Vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate Resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE
MINOR MODIFICATIONS

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 3 is consistent with the objectives of the South End Urban Renewal Plan; and

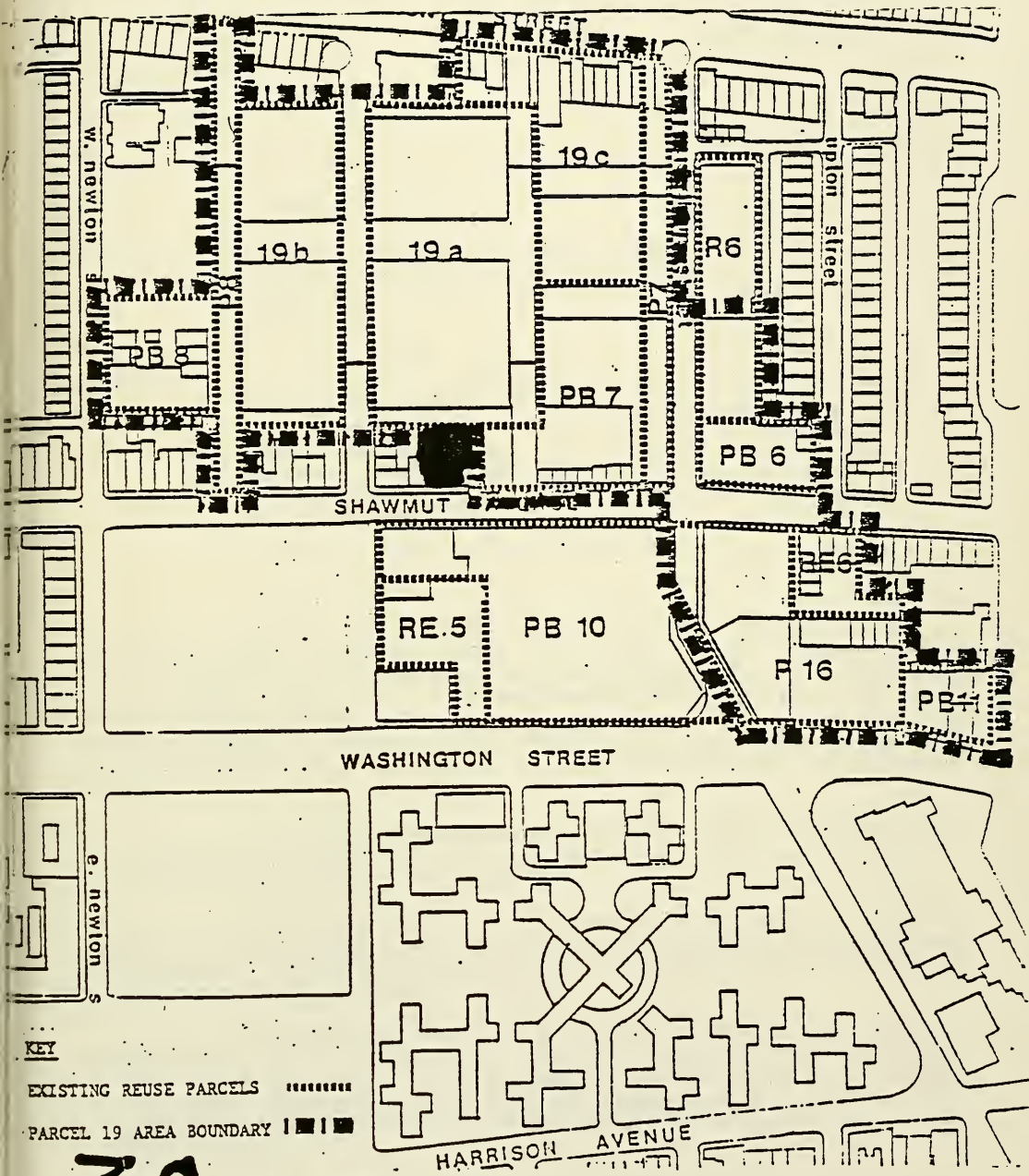
WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map No. 1, "Property Map", is hereby modified by the addition of No. 397 Shawmut Avenue. (map attached)
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Director be and hereby is authorized to proclaim by Certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.



3C

PLAN CHANGE

PARCEL 19 AREA BOUNDARY DEFINITION

EMERGENCY TENANTS COUNCIL

PARCEL 19 SOUTH END URBAN RENEWAL AREA R-56

AUGUST 20, 1981

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA,
PROJECT NO. MASS. R-56 PROCLAIMER OF
MINOR MODIFICATION OF THE URBAN RENEWAL PLAN,
PARCEL 3B

SUMMARY: This memorandum requests that the Authority adopt a Minor Modification of the South End Urban Renewal Plan with respect to Parcel 3B: (1) By subdividing Parcel 3B to form an additional Parcel 3B-2A; (2) By modifying the parcel to permit the change in certain land use; and (3) Authorizing the Director to Proclaim by certificate this minor modification.

Parcel 3B in the South End Urban Renewal Area is bounded by Washington Street, Shawmut Avenue, and the former Waterford and Garland Streets. The total land area contains approximately 26,887 square feet and is presently vacant land. The Urban Renewal Plan for the South End Urban Renewal Area designates in Chapter VI, Section 604 thereof, Parcel 3 as light manufacturing as its principal use. Section 1201 of said plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority.

In an earlier memorandum, dated July 9, 1981, the Massachusetts Bay Transportation Authority received a final designation as redeveloper of Parcel 3B-2A by the Board of this Authority.

The Massachusetts Bay Transportation Authority is a political subdivision of the Commonwealth of Massachusetts thereby a body politic and corporate and a political subdivision of the Commonwealth under the name of Massachusetts Bay Transportation Authority.

The proposal for Parcel 3B-2A calls for the construction of a transformer structure on this site. Also the function of this transformer requires that it be located in close proximity to the intersection of the existing Orange Line, Washington Street and the Massachusetts Turnpike. The approximate size of the structure is 60' X 100' and a 16' set-back is required on Washington Street.

Therefore, in order to accommodate a new transformer structure, it is recommended that the Authority adopt the attached resolution by subdividing Parcel 3B into two Parcels to be designated as Parcel 3B and Parcel 3B-2A. Parcel 3B would contain approximately 16,587 square feet and

Parcel 3B-2A would contain about 10,300 square feet. Also, included in this resolution, it is requested that Parcel 3B-2A should be added to Map No. 3 "Disposition Parcels" as shown on the attached map. The permitted land use would be "Public" with all other controls and requirements subject to Authority approval. Finally, it is requested that the Director be authorized to proclaim by certificate this minor modification.

The proposed modification is minor and does not substantially or materially alter or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate resolution is attached.

Adopted at Meeting of 8/20/81

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH
END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 AND
AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR
MODIFICATION.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 3B-2A is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

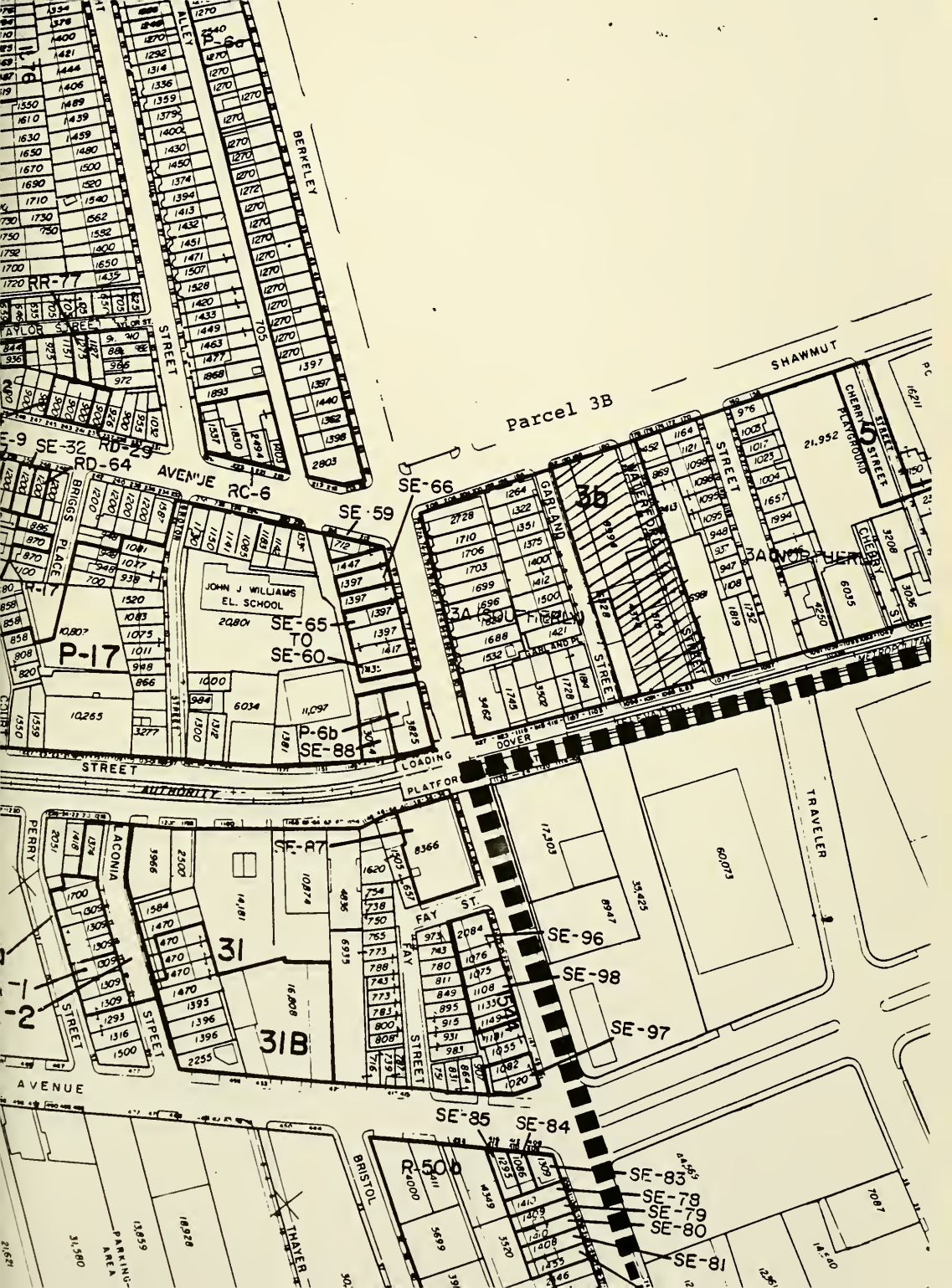
WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

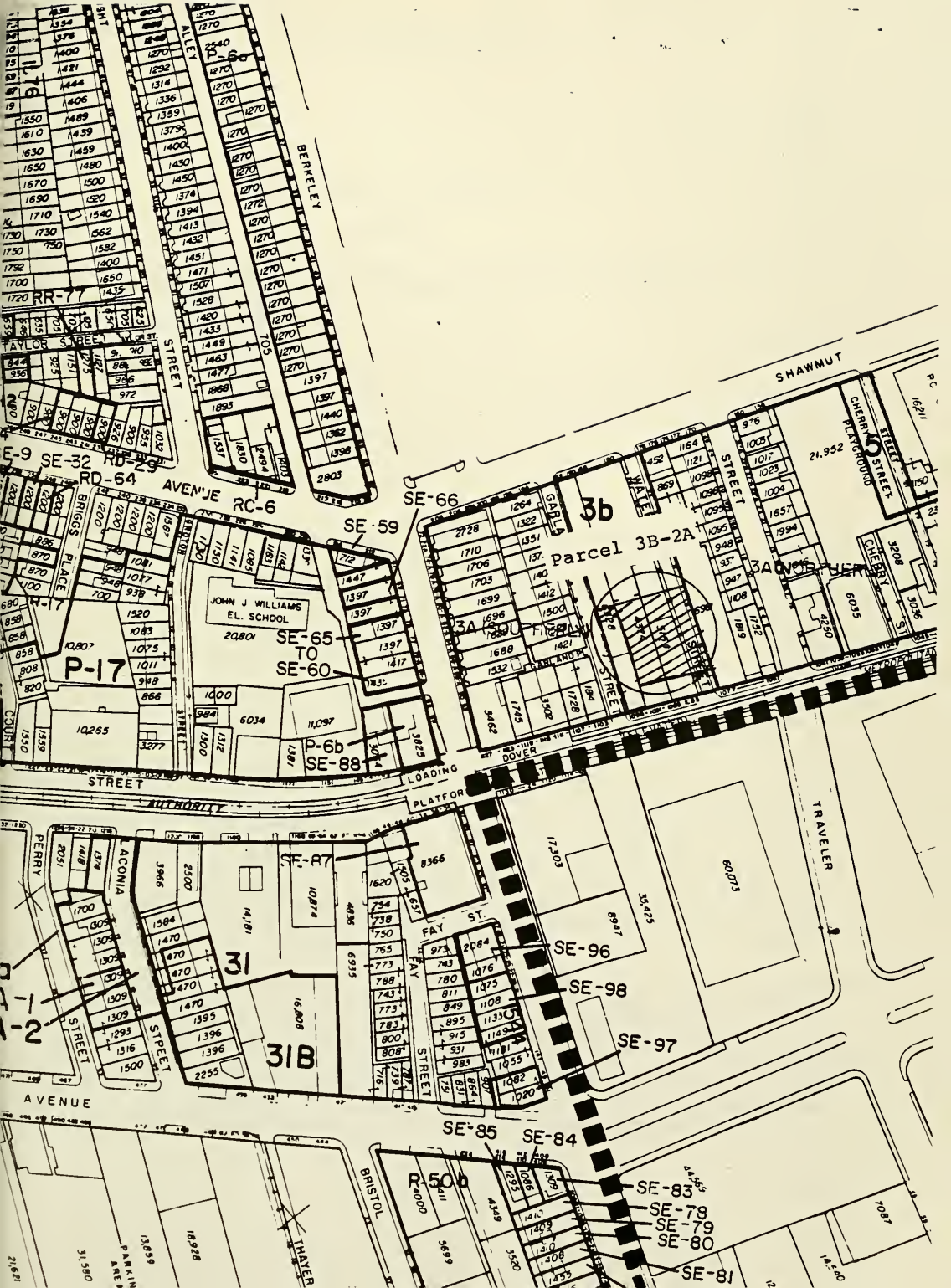
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map 1, "Property Map" is hereby modified by the subdivision of Parcel 3B into (2) parcels, 3B and 3B-2A as shown on the attached map.
2. That Chapter VI, "Land Use, Building Requirement and Other Controls," Section 602, Table A "Land Use and Building Requirements" is hereby modified by changing the Permitted Land Use on Parcel 3 from light manufacturing to public use.
3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.





MEMORANDUM

JULY 12, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56
PROCLAIMER OF MINOR MODIFICATION OF THE URBAN
RENEWAL PLAN
REUSE PARCELS SE-95 AND SE-114

Summary: This memorandum requests that the Authority adopt a Minor Modification of the South End Urban Renewal Plan with respect to Reuse Parcels SE-95 and SE-114; (1) By changing certain Land Use Requirements to Access Road and Parking Facility; and (2) Authorize the Director to Proclaim by Certificate this minor modification.

Reuse Parcel SE-95 in the South End Urban Renewal Area is located at 208-220 Camden Street and bounded by the William E. Carter Playground and the Southwest Corridor. The total land area consists of approximately 40,344 square feet of vacant land. Reuse Parcel SE-114 also vacant land, comprising approximately 2,633 square feet is located at 775 Columbus Avenue, adjacent to the William E. Carter Playground in the South End Urban Renewal Area.

On March 29, 1984, the Authority voted a final designation to the Massachusetts Bay Transportation Authority (MBTA) as Redeveloper of Reuse Parcels SE-95 and SE-114. The memorandum stipulated that the MBTA would use the property to construct an access road to its Southwest Corridor facility. In addition, it is understood by all parties that the balance of the land area would be conveyed to Northeastern University to compensate them for land taken by the MBTA for construction of the Ruggles Street Station of the new Orange Line. It is further understood by the signers of the Land Disposition Agreement that the construction of a retaining wall, a ramp and parking lot coupled with the necessary appurtenant facilities will be built in accordance with final working drawings and specifications and applicable standards and controls of the South End Urban Renewal Plan.

Chapter VI of the Plan entitled, "Land Use, Building Requirements and Other Controls" lists the aforementioned parcels under Section 606 as "Excluded Parcels". The section does provide that land may be sold to the City of Boston, Parks and Recreation Department, as an addition to the Carter Playground. However, in a letter dated March 27, 1984, it has been ascertained that the Parks and Recreation Department does not wish to acquire the property, as its close proximity to the corridor makes the site unsuitable for parkland use.

The Parks and Recreation Department has also indicated that they have no opposition to the modification and did not wish to participate in the negotiations between the Authority and the MBTA.

The South End Urban Renewal Plan provides that under Chapter XII: Section 1201, the Authority may modify the Plan if such modifications are found to be, in the reasonable opinion of the Authority, minor and not substantially or materially alter or change the Plan.

It is therefore, recommended that the Authority adopt the attached Resolution modifying the Plan for the South End Urban Renewal Area by changing the "Land Use" requirements to access road and parking facility.

An appropriate Resolution is attached.

Parcel SE-95/208-220 Camden St.

Parcel SE-114/775 Columbus Ave.

~~SECRET~~

WILLIAM E CARTER
PLAYG

5. CONCLUSIONS

COURTS

COLUMBUS

16

T A

FREDERICK DOUGLAS SQUARE
SE-57

01.05.11 10:04

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DITMUS COURT

STRIFF

CAMDEN

Boston Redevelopment Authority

Robert J. Ryan/Director

March 27, 1984

Mr. Robert R. McCoy
Commissioner
Parks and Recreation Department
Boston City Hall
Boston, Mass.

Dear Mr. McCoy:

The Authority has received a proposal from the MBTA to develop South End Parcels SE-95 and SE-114. Parcel SE-95 is a 40,551 square foot parcel between the Carter Playground and the Southwest Corridor right-of-way. Parcel SE-114 is a 2,633 square foot parcel that abuts the wall of the playground (see attached map). Under the proposal, the MBTA will develop a portion of Parcel SE-95 as an access corridor to its Southwest Corridor facility. The balance of the property would be conveyed to Northeastern to be used as open parking.

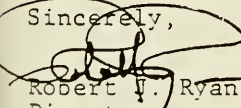
The South End Urban Renewal Plan establishes that the parcels may be sold to the Parks Department as an addition to the Carter Playground. In light of the MBTA's proposal, the BRA has asked you to consider whether the Parks Department would like to acquire any or all of the properties for additional park use.

The purpose of this letter is to confirm your position, conveyed to us on Wednesday, March 21, that the Parks Department does not wish to acquire the property. You stated that the proximity to the corridor makes the site unsuitable for park use and that you do not wish to intrude on the negotiations between Northeastern and the MBTA.

On the basis of this understanding, I will now proceed to recommend that the Authority convey the parcels to the MBTA. I would at least think it appropriate to require a wall or some other screen between the playground and the parking area, and will impose this requirement.

If you have any further comments, please contact me.

Sincerely,


Robert J. Ryan
Director

ATTACHMENT:

City Hall Square
Boston, Massachusetts 02201
(617) 722-4300

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH
END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 AND
AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR
MODIFICATION.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel SE-95 and SE-114 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. The permitted "Land Use" shall by any or all the following: a retaining wall, a maintenance vehicle access road, a ramp and a parking lot, and necessary appurtenant facilities, to be built in accordance with the final working drawings and specifications and the applicable standards and controls of the Plan.
2. That Chapter VI, "Land Use, Building Requirements and Other Controls", Section 602, Table A "Land Use and Building Requirements" is hereby modified by adding Parcels SE-95 and SE-114 with a permitted land use of access road and parking which shall be consistent with planning and design requirement section B, the modification further deletes, subsection C of section 606 of this Chapter.
3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect:

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.

MEMORANDUM

NOVEMBER 5, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR
MUHAMMAD ABDUS-SABUR, DEPUTY DIRECTOR
ROBERT W. RUSH, SENIOR PROJECT MANAGER
KELLY D. KING, ASSISTANT GENERAL COUNSEL

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, PRO-
CLAIMER OF MINOR MODIFICATIONS OF THE URBAN RENEWAL PLAN OF
PARCEL 16, BOUNDED BY TREMONT STREET, COLUMBUS AVENUE, CAM-
DEN AND DAVENPORT STREETS.

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY ADOPT A MINOR
MODIFICATION TO THE SOUTH END URBAN RENEWAL PLAN: (1) SUB-
DIVISION OF REUSE PARCEL 16 AND THE CREATION OF PARCELS 16
AND 16A; (2) AMENDMENT OF SECTION 602 THEREOF, TABLE A,
"LAND USE AND BUILDING REQUIREMENTS" FOR PARCEL 16 TO ALLOW
MIX GROUND FLOOR USES INCLUDING RESIDENTIAL WITH PARKING UN-
DERGROUND; AND (3) AUTHORIZATION FOR THE DIRECTOR TO PRO-
CLAIM BY CERTIFICATE THESE MINOR MODIFICATIONS.

Parcel 16, containing approximately 176,700 square feet of vacant
land, is bounded by Tremont, Camden and Davenport Streets and Columbus
Avenue in the South End Urban Renewal Area, Project No. Mass. R-56.
According to the 1965 South End Urban Renewal Plan, Parcel 16 was
identified as a re-use Parcel scheduled for acquisition and develop-
ment for residential and commercial purposes. Specifically, Section
602 thereof, Table A, entitled "Land Use and Building Requirements,"
sets forth "Residential - upper floors, Commercial - ground floor" as
permitted uses.

On June 4, 1987, Douglass Plaza Housing Company I Limited Partner-
ship was finally designated as Redeveloper of a 97,955 square foot
portion of Parcel 16 bounded on the North by Camden Street, on the
West by Columbus Avenue, on the East by Tremont Street, and on the
South by a New Street to be constructed over an existing Metropolitan
District Commission sewer easement. The Redeveloper proposes to dev-
elop Phase I of Douglass Plaza, a mixed income housing project with
ground floor commercial space. The Redevelopment will include (1) 122
rental apartments, 30 percent of which will be rented to low income
families; (2) 42 for-sale residential units of which 25 percent will
be affordable to moderate income families, provided that adequate sub-
sidies are available; (3) 7,000 square feet of commercial space and a
management office for the development; (4) an approximately 146-car,
underground parking garage; and (5) landscaped interior open space
with a "tot lot."

Section 1201 of the South End Urban Renewal Plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority when such modifications are found to be in the reasonable opinion of the Authority, minor, and not substantial or material alterations of the Plan.

Accordingly, it is necessary to effect a minor modification of the South End Urban Renewal Plan in order to change the primary use allowed for Parcel 16 to "Residential, commercial on ground floor, and underground parking," and to subdivide the Parcel in to Parcels 16 and 16A. This is necessary because the development of a unified site requires a mix of ground floor uses including residential with parking underground.

In order to proceed with the development of Phase I of Douglass Plaza, it is recommended that: (1) Parcel 16 be subdivided to create Parcels 16 and 16A; (2) an amendment of Section 602 thereof, Table A, "Land Use and Building Requirements" be made to provide that "Residential, commercial on ground floor, and underground parking" be permitted uses under the Plan; and (3) the Director be authorized to proclaim by certificate these minor modifications.

It is, therefore, recommended that the Authority adopt the attached Resolution modifying the South End Urban Renewal Plan to subdivide Parcel 16, thereby creating Parcels 16 and 16A and to provide that "Residential, commercial on ground floor, and underground parking" permitted uses under the Plan.

In the opinion of the General Counsel, the proposed modifications are minor and do not, substantially or materially, alter or change the Plan.

DOCUMENT NO. 2474
ADOPTED 11/5/67

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled: "Land Use and Building Requirements" designates "Residential - upper floors, Commercial - ground floor" as the permitted use for Parcel 16;

WHEREAS, it is the opinion of the Authority that the minor modifications with respect to Parcel 16 is consistent with the objectives of the South End Urban Renewal Plan; and

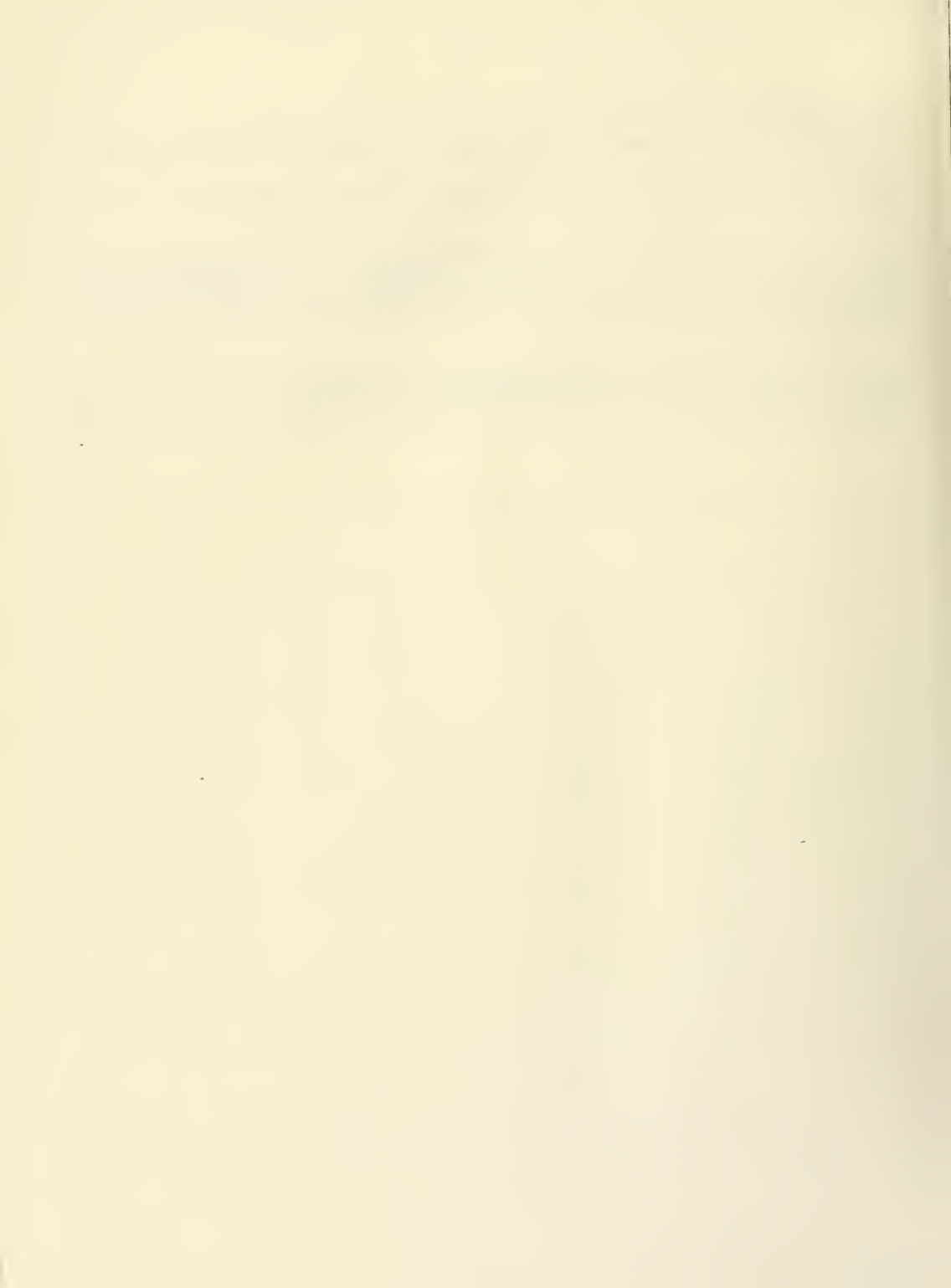
WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

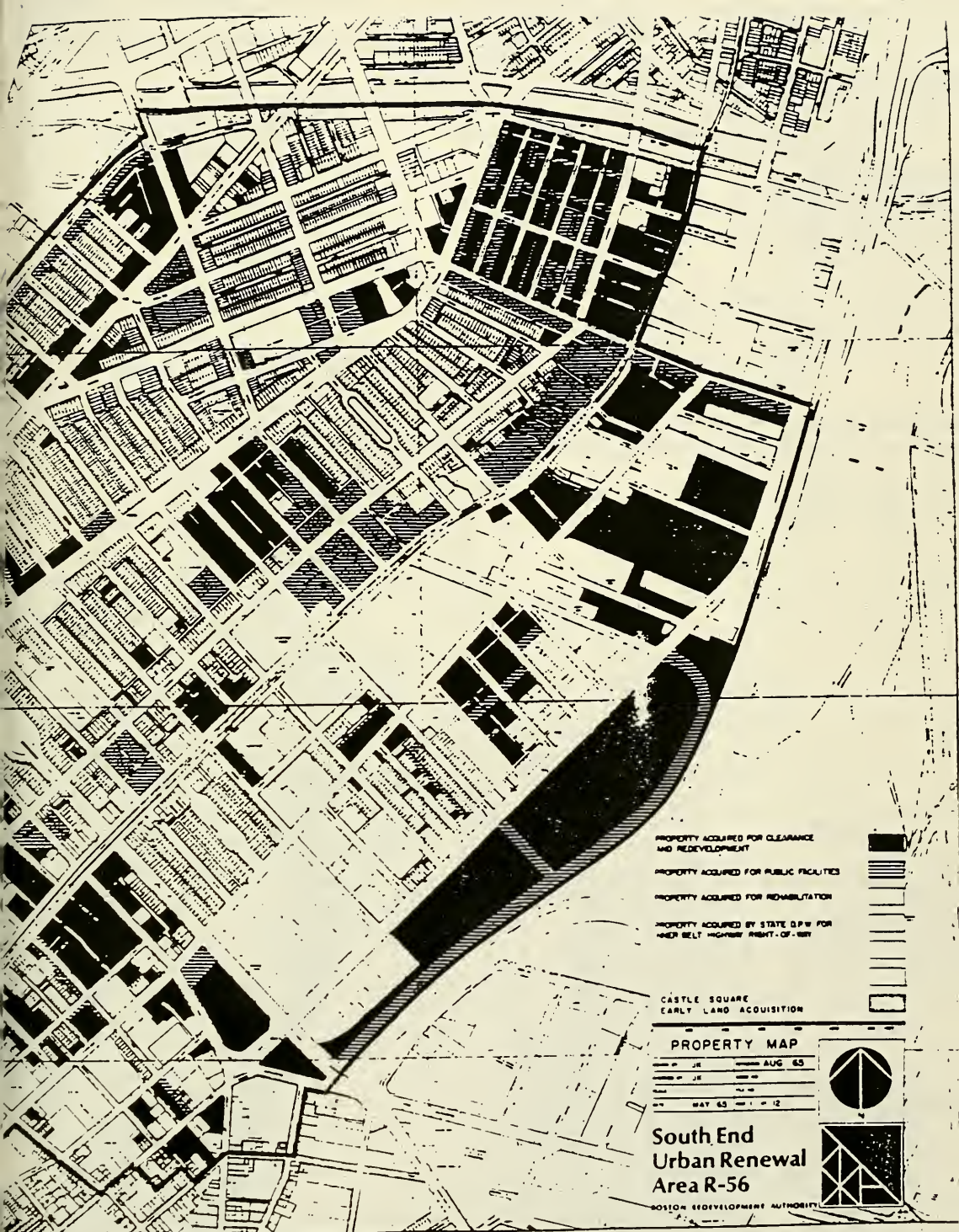
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

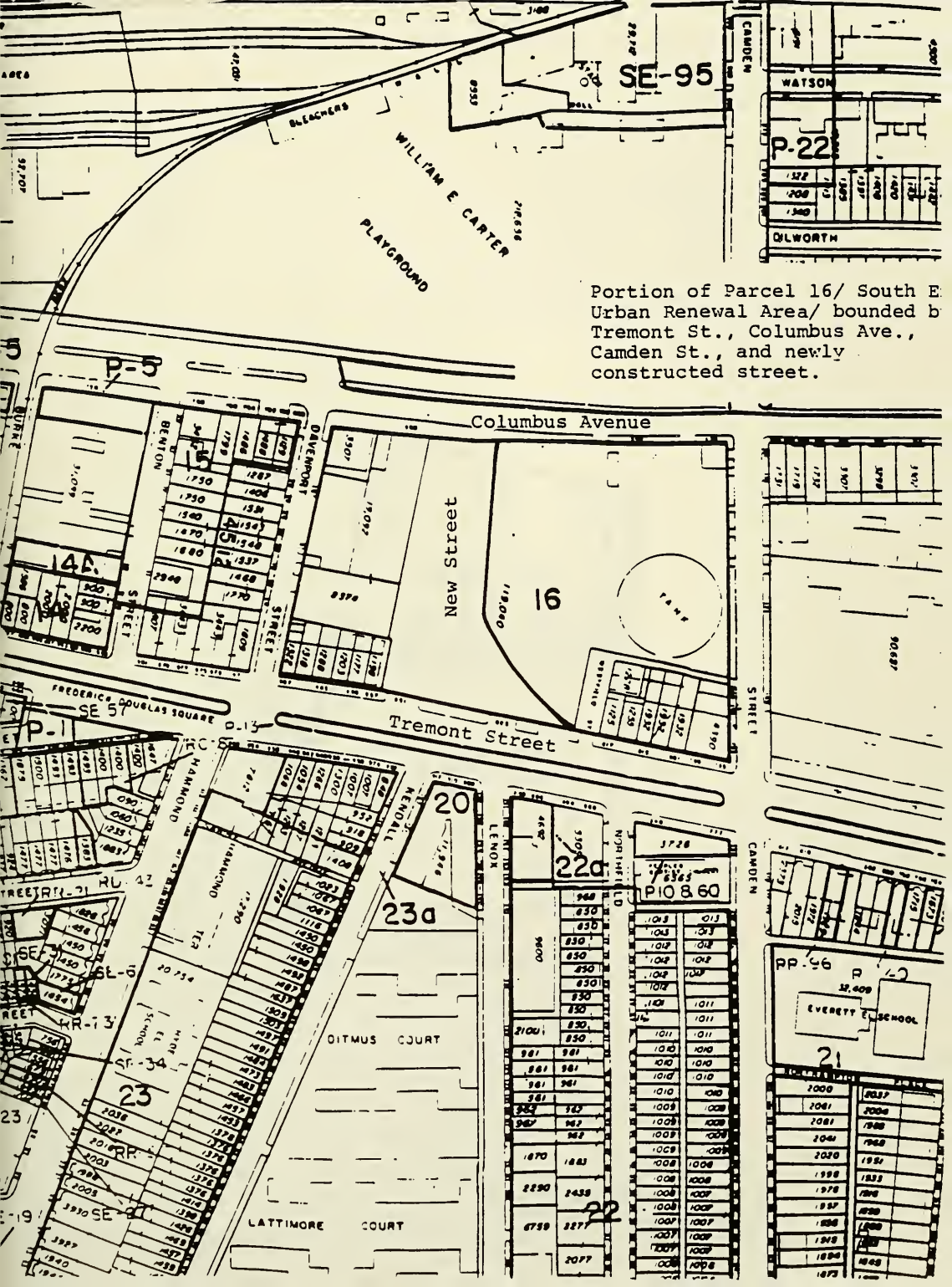
1. That Section 602, Table A "Land Use and Building Requirements" Parcel 16, is hereby modified by the deletion therefrom of "Permitted Land Use";
2. That the permitted use for Parcel 16 shall be "Residential, Commercial - ground floor, underground parking";
3. That the Setback, Height, Density, Parking and Planning and Design Controls for Parcel 16 are hereby modified by the substitution therefor of "subject to Authority approval";
4. That the area of Parcel 16 shall be subdivided to create Parcels 16 and 16A; Parcel 16 shall contain 97,955 square feet and shall be bounded on the West by Columbus Avenue, on the East by Tremont Street, on the North by Camden Street, and on the South by a New Street to be constructed over an existing Metropolitan District Commission sewer easement;

5. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;
6. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;
7. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
8. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.



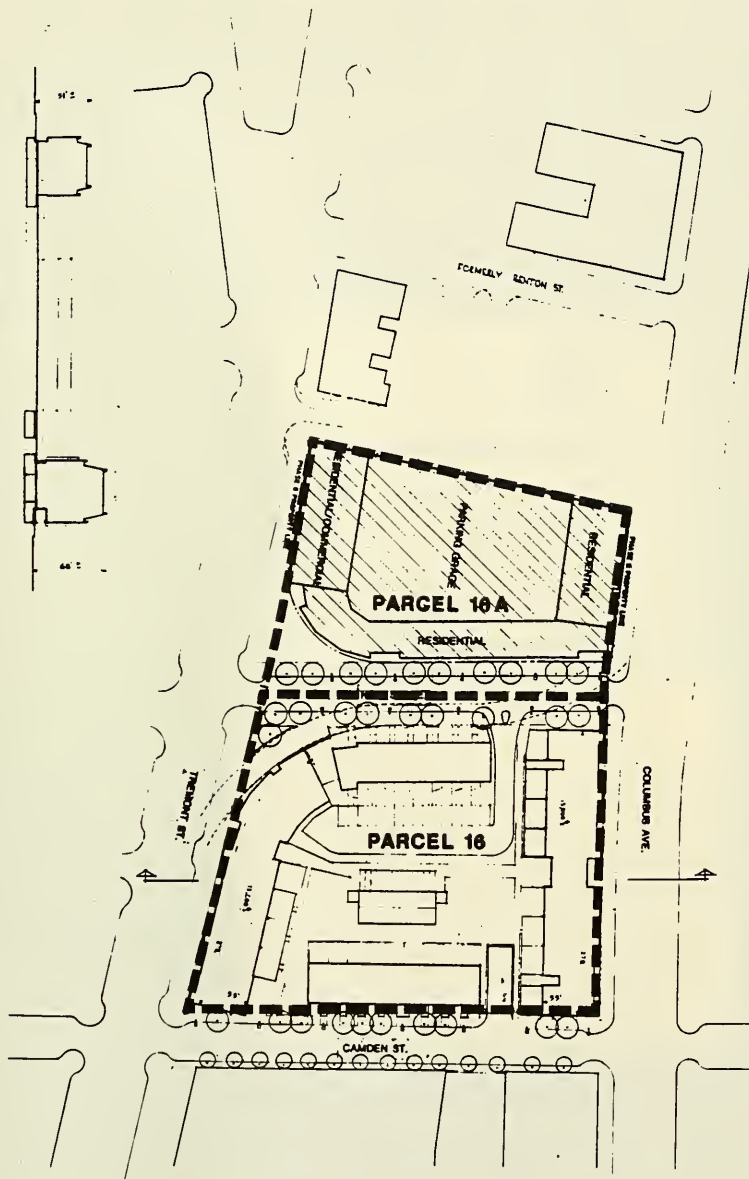






Portion of Parcel 16/ South E.
Urban Renewal Area/ bounded b
Tremont St., Columbus Ave.,
Camden St., and newly
constructed street.

CROSS SECTION



DATE: JAN 20 00
TIME: 1:45 PM
1" = 40' 0"

DOUGLASS PLAZA
DOUGLASS ASSOCIATES DEVELOPER

South End
S727
1969

AUTHOR

South End Urban Renewal Plan
TITLE

DATE
LOANED

BORROWER'S NAME

